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HOUSING INFORMATION SERIES

Changes in the Housing Inventory for 1992

San Francisco Department of City Planning
City and County of San Francisco

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HOUSING INFORMATION SERIES



Lombard Plaza (220 units)

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

San Francisco Department of City Planning
Office of Analysis and Information Systems (OASIS)
June 1993

4 48548 SFPL: ECONO JRS
160 SFPL 11/22/02 19

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1992 HOUSING HIGHLIGHTS

THE GOOD NEWS: A LARGER SHARE OF AFFORDABLE UNITS AND CONTINUING RETENTION OF EXISTING HOUSING.

Affordability: A third of all units or approximately 250 new affordable dwelling units were completed in 1992. New affordable units were primarily in family size units (228 units). Production of new affordable family units remains strong with about 448 family units under construction and about 361 family units under formal review.

Turn around time: Priority review continues to expedite residential projects through the City Planning permit processes.

Retention: Residential demolition remained stable at close to the annual average of 75 units.

THE BAD NEWS: A DECLINE IN OVERALL HOUSING PRODUCTION FOR SAN FRANCISCO AND THE REGION.

Units Completed: Residential units completed dropped to 767 in 1992 from a high of 2,573 units in 1989 - a ten year low for units completed.

Units Under Construction: The number of units under construction has decreased from previous years. Major approved projects are not under construction due to a lack of financing. Very few large multi unit projects are being constructed. To a lesser degree there's also a decrease in low and moderate density infill projects. There are also fewer new rental projects.

Regional Production: Bay Area housing construction in 1992 continued to slide to a low of 16,219 units - less than a third of the units approved in 1986.

THE FUTURE: HOUSING PRODUCTION LAGS FAR BELOW PREVIOUS YEARS UNLESS MORE APPROVED PROJECTS ARE BUILT.

Units Approved for Construction: The number of units authorized for construction by the Bureau of Building Inspection is an indicator of future construction. The number of units obtaining building permits dropped to 629 in 1992 - a thirty year low.

Units in Planning: The number of major residential projects under City Planning review decreased. Currently about 15 large projects are under formal City Planning review containing approximately 1,300 units. However, the number of residential projects in the "pipeline" remains relatively high as approximately 3,000 units approved by the City Planning Commission in thirty-six projects are not yet under construction.

Affordable Housing Production: State funding for new affordable family units is no longer available. Current funding targets small SRO's type of unit developments.

INTRODUCTION

The first Housing Inventory Report was published in 1966 and covered the 1960 to 1966 period. The following year the Department of City Planning published the first annual report of the series.

The Housing Inventory Series summarizes changes in San Francisco's legal housing stock resulting from new construction and demolition of residential units. Over the years, at the request of the City Planning Commission and the general public and with increased computerization, the report has been expanded to include information such as: units constructed or demolished by zoning classification; units added or eliminated by alteration permits; units by rental or condominium ownership; affordability of units constructed; new affordable housing rehabilitation by nonprofit organizations; sample rents and housing prices of new residential construction; and conversions of residential hotel units. This year's report includes projects with inclusionary affordable units.

The primary source of data is Certificates of Final Completion (CFC) and Temporary Permits of Occupancy (TPO) issued by the Bureau of Building Inspection (BBI) for residential projects completed or available for occupancy.

The report's focus is on residential projects "completed" annually in San Francisco. The annual totals are reported Citywide, by census tracts and by Planning Districts. The overall stream of housing production is reported in terms of projects "under planning review", projects "authorized for construction", and projects "under construction". Projects are also reviewed within a regional perspective.

The Report is used to monitor changes in San Francisco's housing stock and to evaluate housing trends and implementation of housing policies of the City's Residence Element. Part I of the report contains the principal findings with corresponding tables, graphs and lists; Part II contains the annual tables for units completed or demolished.

Data collection and analysis have been enhanced with increased computerization, although progress is still needed in data input. The timely publishing of this report is tied to future improvements in BBI data access and more computerization of City Planning data.

Data sources include the Department of Public Work's Condominium Subdivision Office new condominium construction and conversion data; BBI's Housing Inspection Division residential hotel unit conversion data; BBI's Central Permit Bureau building permit data; the Department of City Planning dwelling unit size data for new residential projects and project review data; the San Francisco Redevelopment Agency and the Mayor's Office of Housing project and affordability data; and the U.S. Bureau of the Census permit application data for the nine Bay Area Counties. Other data sources which often contribute to this report include the City Assessor's Office, the California State Census Data Center, the San Francisco Board of Realtors, and project sponsors.

PART I

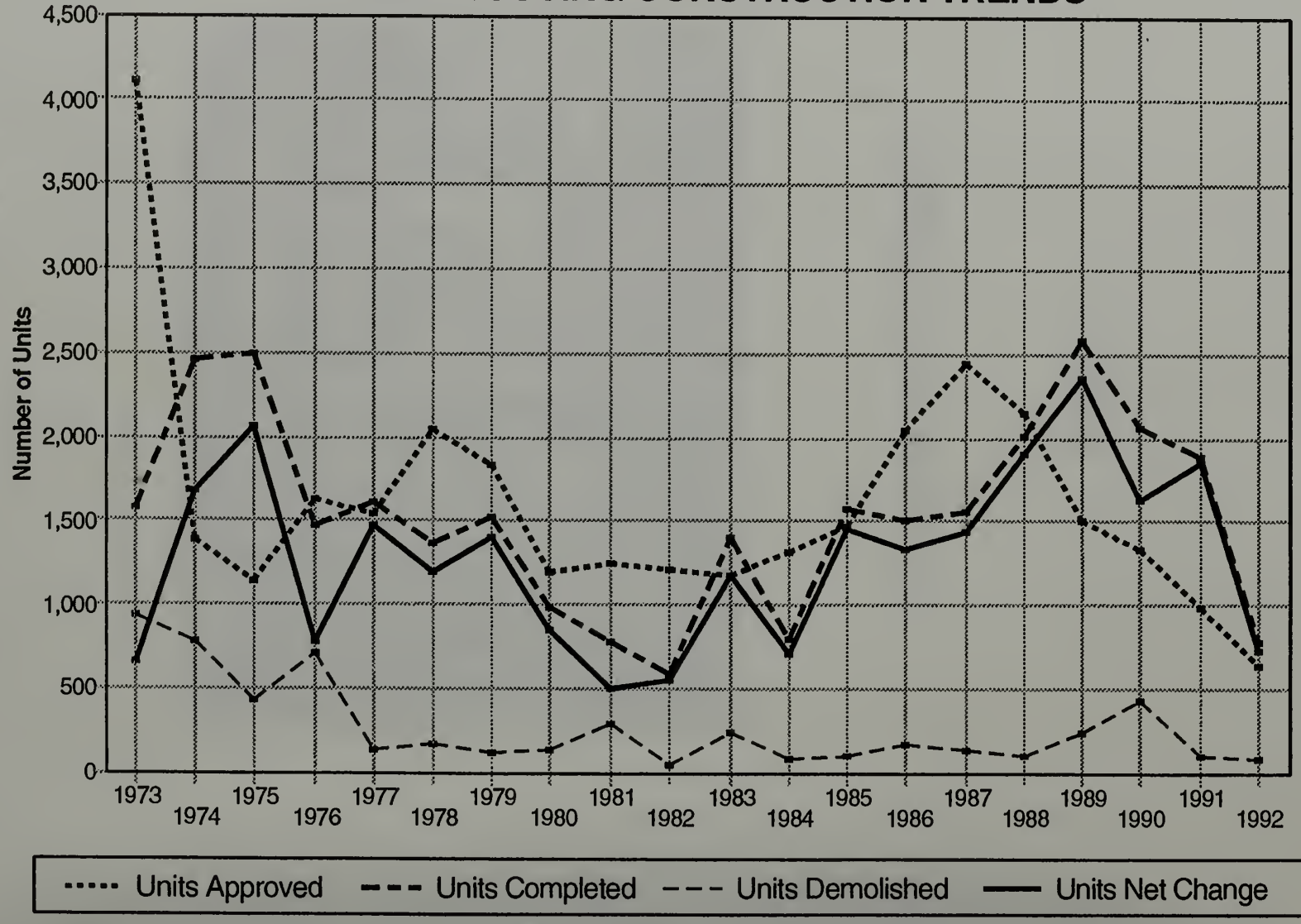
ANALYSIS AND FINDINGS



1100 Eddy Street (69 units)

Graph 1

20 YEAR HOUSING CONSTRUCTION TRENDS



A. HOUSING TRENDS

Table I.1 and Graph 1 summarize housing trends during the past 20 years for units completed, units authorized for construction, and net change. The San Francisco housing stock increased by 1,775 units in 1991, and totaled 331,913 units after adjusting to the 1990 U.S. Census base.

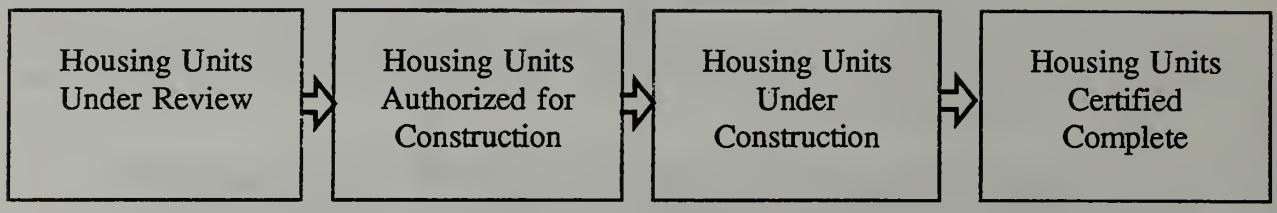
TABLE I.1

SAN FRANCISCO HOUSING TRENDS

Year	Units Approved	Completions	Demolitions	Alterations	* Net Change
1974	4,105	1,578	925		653
1974	1,386	2,454	774		1,680
1979	1,142	2,495	439		2,056
1974	1,622	1,480	707		773
1978	1,536	1,616	136		1,480
1978	2,045	1,375	174		1,201
1979	1,833	1,516	114		1,402
1980	1,202	980	128		852
1984	1,242	790	288		492
1982	1,215	589	42		547
1983	1,167	1,400	233		1,167
1984	1,313	790	79		711
1985	1,479	1,568	105		1,463
1986	2,037	1,507	173		1,334
1987	2,442	1,553	127		1,426
1988	2,148	2,011	104		1,907
1989	1,508	2,573	228		2,345
1990	1,332	2,065	433		1,632
1991	987	1,882	90	60	1,852
1992	629	767	76	34	725
TOTAL	**32,370**	**30,979**	**5,375**	**94**	**25,698**

* This column has accounted for units legally completed minus units demolished. Beginning in 1991 the net change includes units gained or lost from alteration permits. It does not include illegal conversions or additions and changes in residential hotel units.

B. HOUSING PRODUCTION



The stream of housing production consists of units under City Planning permit review, units approved by Planning, units approved for construction by the Building Department, units under construction, and, finally, units completed. The number of units in various stages of housing production are summarized below with reference to lists of major projects.

1. Units Under City Planning Review

As of May 1993, there were about 15 major new residential developments in the Department of City Planning requiring City Planning Commission review, containing roughly 1,300 units; only 3 containing 281 units were proposed in 1993. These projects are in List 3 on page 44. These projects do not include smaller projects requiring only a building permit.

In addition to this reduction in major projects under review, the number of projects approved but not yet under construction remains relatively high. These 36 approved projects contain approximately 3,000 units. Many of these projects will be under construction in 1993. However, many are not starting construction because of a lack of financing. Major approved projects not yet under construction are reported in List 4 on pages 45 and 46.

2. Units Authorized for Construction by BBI

This indicator is for units Authorized for Construction by the Bureau of Building Inspection, and signals the volume of units which can begin construction. The number of units approved for construction has continued to decrease to a low of only 629 units in 1992 from a high of 2,442 units in 1987. Table I.2 on page 9 shows units approved for construction by building type.

Major affordable housing projects with approved building permits in 1992 included: 175 units at 201 Turk Street, 30 units at 1028 Howard Street, and 20 units at 469 Clementina. These affordable projects are currently under construction. Affordable housing projects sponsored by non-profit corporations have expeditiously moved through the permit process to construction. Because of difficulties in financing, large market rate projects have not faired as well. These projects are not moving forward from Planning approval to building permit and start of construction, generaly for lack of financing.

TABLE I.2 PERMITS ISSUED FOR UNITS AUTHORIZED FOR CONSTRUCTION BY BBI						
Year	Single	2 Units	3-4 Units	5+ Units	Total Units	Total Buildings
1992	70	74	52	433	629	141
1991	195	118	119	555	987	308
1990	161	88	158	925	1,332	283

3. Units Under Construction

List 2 on page 43 list major multi-unit residential developments under construction with a total of 18 projects containing 1,260 units. As with other indicators of housing production, there is also a decrease in residential projects under construction.

4. Units Certified Complete

Units completed in 1992 decreased to 767 from a previous high of 2,573 units in 1989. The previous low was in 1982 when only 589 units were completed. See Table I.1 and Graph 1 on pages 7 and 6 respectively.

Major new residential developments completed in 1992 are in List 1 on page 39. These include 220 units at 240 Lombard and 111 Chestnut, 108 affordable units at Rincon Point, 69 units at 1100 Eddy, 28 units at 180 7th Street, 22 units at 443 Fulton Street, 25 affordable units at 3330 Army Street, 18 affordable units at 3400 16th Street, and 20 townhouse units at Shipley Street in the South of Market area, 62 family units at Bowman Court in the Bayview area, and 55 family units at 633 Cambridge Street in the South Central District. Units completed Citywide, by Planning Districts and by census tracts are shown in the data tables in Part II of this report.

5. Net Change to the Housing Stock

The change to the housing stock is the sum of units completed by new construction or alterations minus units lost from demolition or alterations. In 1992, the City gained 725 units resulting from new construction, demolitions, and alterations. The housing stock total is based on the 1990 Census plus the cumulative net gain as shown on page 12 Table 1.2A.

The net gain by Planning Districts is reported in Table I.14 on page 34.

COMPLETED PROJECTS 1992



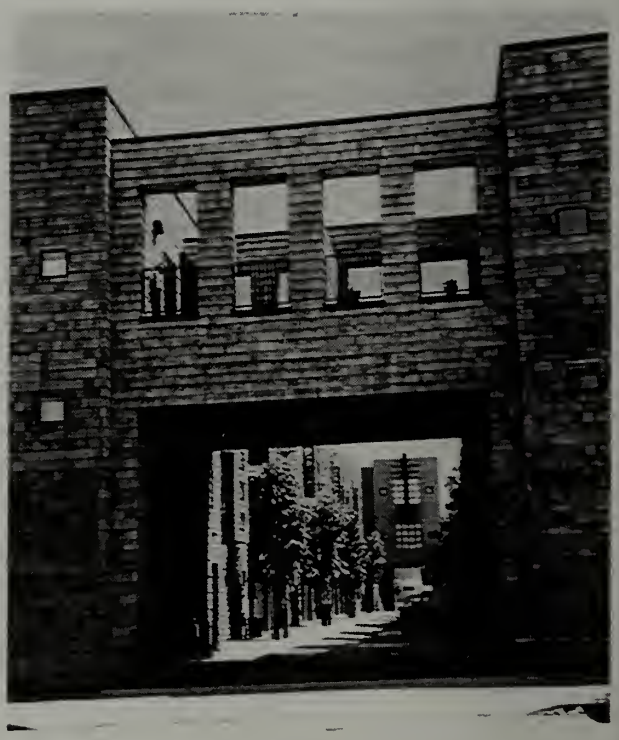
3400 16th Street (18 units)



3330 Army Street (25 units)



2 Townsend Street (108 units)



443 Fulton Street (22 units)

COMPLETED PROJECTS 1992



1925 Jefferson Street (12 units)



1272 S. Van Ness (12 group housing units)



3700 Divisadero Street (10 units)

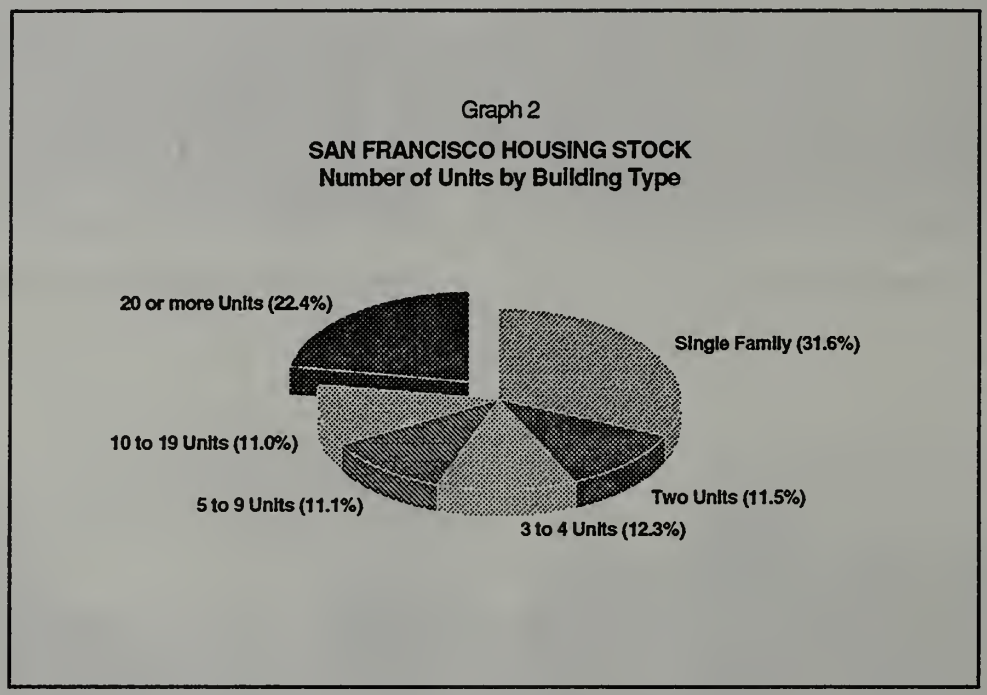


1929 Mission Street (15 units)

C. HOUSING CHARACTERISTICS

1. Building Types

San Francisco's housing stock contains about one third single family units, one third units in moderate density of two to nine unit buildings, and one third units in higher density buildings with ten or more units. Graph 2 below shows the City's housing stock as of December 1992. Graph 3 on the following page shows multi-unit developments accounting for a majority of the units completed each year. Graph 4 on page 14 shows 1992 units completed by building type.



Source: 1992 housing stock, Table II.2, page 56.

TABLE I.2A

SAN FRANCISCO HOUSING STOCK - December 30, 1992

	Single Family	Two Units	3-4 Units	5-9 Units	10-19 Units	20 + Units	TOTAL UNITS
1990 Census 4/1/90	105,150	38,054	40,835	36,981	36,211	71,240	328,471
Net Gain to 12/92	101	116	245	66	230	3,409	4,167
TOTAL 12/31/92	**105,251**	**38,170**	**41,080**	**37,047**	**36,441**	**74,649**	**332,638**

Graph 3

HOUSING CONSTRUCTION by BUILDING TYPE

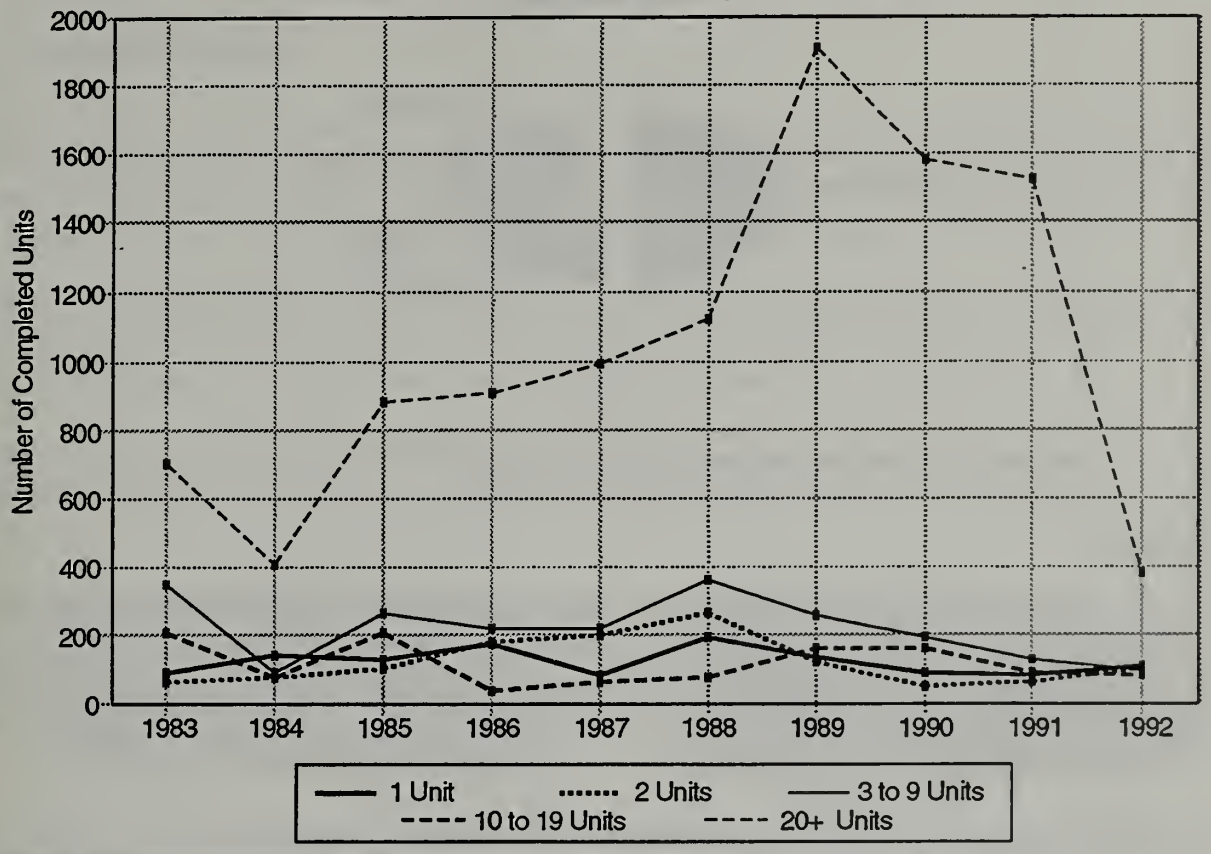
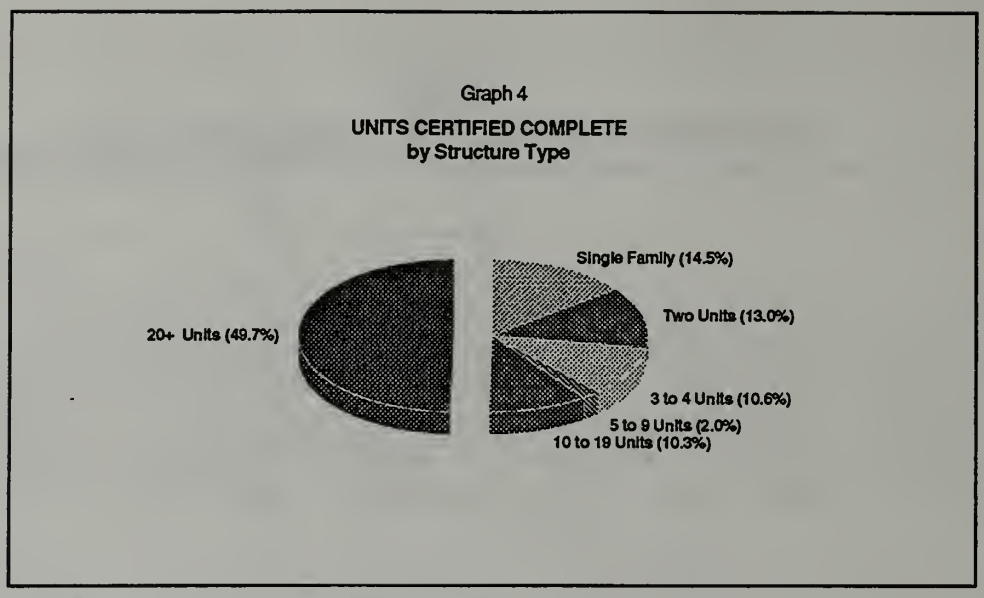


TABLE L3

UNITS COMPLETED BY BUILDING TYPES

Year	Total	Single Fm.	2 Units	3 to 9 Units	10 to 19 Units	20 + Units
1983	1,400	91	64	344	201	700
1984	790	144	76	92	77	401
1985	1,568	123	100	260	206	879
1986	1,507	172	176	217	38	904
1987	1,553	83	200	215	64	991
1988	2,011	191	262	361	76	1,121
1989	2,573	133	122	252	158	1,908
1990	2,065	89	48	190	156	1,582
1991	1,882	79	62	129	87	1,525
1992	767	111	100	96	79	381
Total	**16,116**	**1,216**	**1,210**	**2,156**	**1,142**	**10,392**
Percent	**100%**	**8%**	**8%**	**13%**	**7%**	**64%**



Source: 1992 units completed, Table II.3, page 57.

2. Unit Sizes

The 1990 U.S. Census provides information on the housing stock size by reporting the number of rooms per unit. A comparison of 1990 to the 1980 Census indicates that San Francisco's housing stock has grown primarily in the number of units with two rooms or less and to a lesser extent, in larger units with six rooms or more (Table I.4 below). Units with four or more rooms (two and three bedrooms) decreased during this period.

This report provides annual data of units completed by number of bedrooms (Part II, Table II.16 on page 65). In general, large multi-unit projects have smaller one and two bedroom units, and single family homes and flats have larger 3 and 4 bedroom units.

TABLE I.4
CHANGES IN THE HOUSING STOCK BY UNIT SIZE

Unit Size Number of Rooms	1980 Census	1990 Census	% Change
One Room/studios	31,054	34,608	+ 11.4%
Two Rooms/1 bed.	39,646	45,203	+ 14.0%
Three Rooms/1 bed.- 2 bed.	59,147	60,566	+ 2.4%
Four Rooms/2 bed.	56,123	55,584	-1.0%
Five Rooms/3 bed.	64,322	60,325	-6.2%
Six + Rooms/4 bed. +	66,059	72,185	+ 9.3%
TOTAL	**316,351**	**328,471**	**+ 3.7%**

Source: United States Department of Commerce, Bureau of the Census; 1990 and 1980 Census of Population and Housing, Summary Tape File 1.

D. TENURE

1. New Construction

List 1 on page 39 shows major new rental or condominium projects completed, primarily from developments in San Fransico Redevelopment Areas. A significant number of new rental units were completed from 1989 to 1991 (approximately 3,600). Since 1991 most of the new market rate units in large multi-unit developments are for sale (approximately 944 units).

Table I.5 below shows new condominium recordation by the Department of Public Work's Condominium Subdivision Office. The number of condominium units recorded in the year may be for projects not yet completed or for projects completed in a previous year.

Major multi-unit developments file for condominium maps even though the units may initially be offered for rent. Such projects are noted as rental projects in List 1 on page 39.

TABLE I.5

NEW CONDOMINIUMS, RECORDATION BY DPW

Year	Units
1990	1,400
1994	1,251
1990	706
1990	704
1988	795
1987	714
1990	244
1990	706
1984	243
1983	921
1988	91
TOTAL	**7,837**

TABLE I.5A

NEW CONDOMINIUMS, RECORDATION, 1992

Building Types	Units
Two units	28
3-4 units	151
5-9 units	52
10-19 units	86
20+ units	1083
TOTAL	**1,400**

2. Condominium Conversions

Condominium conversions are a change of tenure from rental to ownership but do not represent a loss of dwelling units. Condominium conversions are regulated by the Condominium Conversion Ordinance which, since 1983, has limited conversions to 200 units per year. The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office.

The annual number of units approved for condominium conversions is shown in Table I.6 below. Generally many more units apply for conversions than are approved. The maximum number of units which may be converted in a single building is six. More than 200 units may be recorded in any given year as a result of units approved in a previous year carried over to the next year.

TABLE I.6

CONDOMINIUM CONVERSIONS RECORDATION BY BBI

Year	Units
1992	229
1991	196
1990	129
1989	117
1988	102
1987	160
1986	226
1985	294
1984	387
1984	570
1982	478
1981	624
1980	660
TOTAL	**4,172**

TABLE I.6A

CONDOMINIUM CONVERSIONS, RECORDATION BY BUILDING TYPES, 1992

Building Types	Units
Two units	150
Three units	48
Four units	8
Five plus	23
TOTAL	**229**

E. NEW CONSTRUCTION BY ZONING CLASSIFICATION

Units constructed in 1992 by zoning classification are as follows:

TABLE L7

NEW HOUSING CONSTRUCTION BY ZONING DISTRICT - 1992

Zoning	Description	Buildings	Units	% Units
C-2	COMMUNITY BUSINESS	1	102	13%
M-2	HEAVY INDUSTRIAL	1	108	14%
NC-1	NEIGHBORHOOD COMMERCIAL, CLUSTER	3	5	0%
NC-2	NEIGHBORHOOD COMMERCIAL, SMALL SCALE	5	14	2%
NC-3	NEIGHBORHOOD COMMERCIAL, MODERATE SCALE	3	44	6%
NO BEACH	NORTH BEACH NEIGHBORHOOD COMMERCIAL	1	5	1%
RED	SOUTH OF MARKET RESIDENTIAL ENCLAVE	1	28	4%
RH-1	RESIDENTIAL- HOUSE, ONE FAMILY	65	66	9%
RH-1(D)	RESIDENTIAL- HOUSE, ONE FAMILY- DETACHED	3	3	0%
RH-1/C-M	RESIDENTIAL- HOUSE, ONE FAMILY/ HEAVY COMMERCIAL	18	18	2%
RH-1/NC-2	RESIDENTIAL- HOUSE, ONE FAMILY/ NGBD COMMERCIAL, SMALL SCALE	1	1	0%
RH-2	RESIDENTIAL- HOUSE, TWO FAMILY	33	52	7%
RH-3	RESIDENTIAL- HOUSE, THREE FAMILY	17	31	4%

TABLE I.7 NEW HOUSING CONSTRUCTION BY ZONING DISTRICT - 1992				
Zoning	Description	Buildings	Units	% Units
RM-1	RESIDENTIAL- MIXED, LOW DENSITY	12	40	9%
RM-2	RESIDENTIAL- MIXED, MODERATE DENSITY	4	152	20%
RM-2/M-1	RESIDENTIAL- MIXED, MODERATE DENSITY/ LIGHT INDUSTRIAL	3	10	1%
RM-3	RESIDENTIAL- MIXED, MEDIUM DENSITY	12	66	9%
RSD	SOMA RESIDENTIAL- SERVICE	14	21	3%
	TOTAL	**197**	**767**	**100%**

NOTE: Continuation of table from previous page.

F. RESIDENTIAL DEMOLITIONS

Demolition of residential units totaled 76 units in 1992, the lowest since 1984. See Demolition Trends on Graph 1 and Table I.1 on pages 6 and 7. Residential demolitions decreased from 433 units in 1990 to 90 units in 1991 and 76 units in 1992. Demolition of single family units decreased from 46 units in 1991 to 35 units in 1992. Demolition of units in multi-unit buildings totaled 41 units in 1992. Units demolished by building types are in Table II.18, Part II.

Table I.8 below summarizes the number of units approved for demolition to the number of units demolished in 1992. Table I.8A lists units demolished by zoning classification.

TABLE I.8

PERMITS for DEMOLITION AND UNITS DEMOLISHED, 1992

	Buildings	1 Unit	2 Units	3 - 4 Units	5+ Units	Total
Permits Issued	49	42	14	7	5	68
Completions	47	35	20	3	18	76

TABLE I.8A

RESIDENTIAL UNITS DEMOLISHED BY ZONING DISTRICT AND TYPES OF BUILDING - 1992

Zoning	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
RH-1	14	14	1	15	20%
RH-1(D)	2	2	0	2	3%
RH-2	21	14	15	29	38%
RH-3	4	3	2	5	7%
RM-1	4	2	4	6	8%
RM-2	1	1	0	1	1%
RM-3	1	0	18	18	24%
TOTAL	**47**	**35**	**41**	**76**	**100%**

G. UNIT CHANGES FROM ALTERATIONS AND CONVERSIONS

Alterations to existing buildings can result in the addition or elimination of housing units. Conversions or changes of use can also lead to a gain or a loss in dwelling units. There has been an increase in recent years in residential alterations and conversions leading to an increase in dwelling units by alterations. This increase has been offset by a similar but opposite trend resulting in an increase in the loss of units from mergers of units into larger units and elimination of units by City Code abatement of illegal secondary units. Table I.9 below summarizes the number of units added or eliminated by building alterations in recent years.

1. Units Gained

In 1992, 134 units were added by building alterations. Of these, 49 were one unit additions to existing buildings. About half of these one unit addition were additions to single family units in RH-2 districts. Another 53 units were conversions to residential use and 32 units were multi-unit additions.

2. Units Lost.

The number of units eliminated by alterations and code abatement has averaged about 65 units per year in recent years. In 1992, approximately 54 units were eliminated by City Code enforcement and approximately 46 units were eliminated by mergers. Total units added by alterations minus units eliminated by alterations resulted in a net gain of 34 units in 1992.

TABLE I.9

UNITS ADDED or ELIMINATED by ALTERATION PERMITS

Year	Units Added*	Units Eliminated**	Net Change
1989	0	0	0
1989	104	25	79
1990	178	73	105
1991	96	156	-60
1992	134	100	34
TOTAL	512	354	158

* Units added by legalization or by building expansions.

** Units eliminated by merger of units, code compliance, and conversions.

H. RESIDENTIAL HOTELS

This section summarizes annual changes in residential hotels subject to the Residential Hotel Conversion Ordinance. This summary does not include residential hotels excluded by the ordinance, such as those for board and care, or belonging to private clubs or religious organizations.

The Residential Hotel Conversion Ordinance (RHC) preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use. No amendments have been made to the RHC since December 1990.

Residential hotel units are in buildings operated by either for-profit or nonprofit sponsors. In 1992 the number of private for-profit residential hotels decreased by 5 from 492 to 487 as a result of approved conversions to tourist use. Projects lost included: 1617 Pine Street with 20 residential guest rooms, and 84 South Park with 17 residential guest rooms. No changes were reported in the number of residential hotels operated by nonprofit organizations although the number of units changed due to reclassifications and data corrections. With the 1992 changes the stock of residential hotels subject to the RHC consist of 487 residential hotels with 19,886 residential hotel units.

Table I.9 below updates the stock of residential hotels in 1992

TABLE I.10

RESIDENTIAL HOTELS IN SAN FRANCISCO, 1992

YEAR	FOR PROFIT RES.HOTELS			NON-PROFIT RES. HOTELS		TOTAL RESID. HOTEL ROOMS	
	Buildings	Resident. Rooms	Tourist Rooms	Buildings	Resident. Rooms	Bldgs.	Res. Rms.
1992	487	18,405	4,416	36	1,481	523	19,886
1991	492	18,448	4,442	36	1,831	528	20,279
1990	495	18,521	4,449	36	1,831	531	20,352
1989	501	18,759	4,676	55	2,949	556	21,708

Source: San Francisco Bureau of Building Inspection

I. HOUSING AFFORDABILITY

This section examines affordability of housing production.

1. Standards and Definitions of Affordability

Affordable housing is the rental or home ownership price which households can afford based on U.S. Department of Housing and Urban Development (HUD) income guidelines by household size for the San Francisco Primary Metropolitan Statistical Area (PMSA) which includes San Francisco, Marin, and San Mateo. The 1993 HUD median income for a four person household in the San Francisco PMSA was $54,300, a $4,400 increase from 1992. Below are the most frequently used definitions for housing affordability by income levels.

- Units affordable to **extremely low income** households with incomes at or below **25%** of the HUD median income (PMSA).
- Units affordable to **very low income** households with incomes at or below **50%** of the HUD median income (PMSA).
- Units affordable to **lower income** households with incomes at or below **60%** of the HUD median income (PMSA).
- Units affordable to **low income** households with incomes at or below **80%** of the HUD median income (PMSA).
- Units affordable to **moderate income** households with incomes at or below **120%** of the HUD median income (PMSA).
- Units at prevailing **market rate** prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels which are affordable to moderate income households.

Based on the 1993 HUD income limits, Table I.11 on the following page shows the incomes and prices for affordable rental and ownership units as defined below:

- **Affordable rental unit:** A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

- **Affordable ownership unit:** A unit for which the mortgage payments, property taxes, and insurance equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30 year 8.0% fixed rate loan, including homeowners dues, property taxes, PMI, and insurance.

The inclusionary affordable housing program targets rental units for households earning up to 60% of the median income, and ownership units for first time homebuyer households with incomes from 60% to 100% of the median income.

Housing prices for affordable rental or ownership units may vary from those shown on Table I.11 depending on each project's affordability program. Consult the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

TABLE I.11

1993 AFFORDABLE HOUSING GUIDELINES

RENTAL HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low (25% of Median)	1	Studio	$9,500	$238
	2	1 Br	$10,850	$271
	3	2 Br	$12,200	$305
	4	3 Br	$13,600	$340
Very Low Income (50% of Median)	1	Studio	$19,000	$475
	2	1 Br	$21,700	$543
	4	2 Br	$24,450	$611
	1	3 Br	$27,150	$678
Lower Income (60% of Median)	1	Studio	$22,800	$570
	2	1 Br	$24,450	$651
	3	2 Br	$29,300	$733
	1	3 Br	$32,600	$815
Low Income (80% of Median)	1	Studio	$30,400	$760
	2	1 Br	$34,750	$651
	3	2 Br	$39,100	$978
	3	3 Br	$43,450	$1,086

HOME OWNER-SHIP HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expenses	Maximum Purchase Price
Lower Income (60% of Median)	1	Studio	$22,800	$627	$62,577
	2	1 Br	$26,050	$716	$74,060
	3	2 Br	$29,300	$805	$85,543
	3	3 Br	$32,600	$896	$97,203
Low Income (80% of Median)	1	Studio	$30,400	$836	$89,430
	2	1 Br	$34,750	$955	$104,799
	3	2 Br	$39,100	$1,075	$120,169
	1	3 Br	$43,450	$1,194	$135,539
Median Income (100% of Median)	1	Studio	$38,000	$1,045	$116,283
	2	1 Br	$43,450	$1,194	$135,539
	3	2 Br	$48,850	$1,343	$154,619
	3	3 Br	$54,300	$1,493	$173,875
Moderate Income (120% of Median)	1	Studio	$45,600	$1,254	$143,136
	2	1 Br	$52,150	$1,434	$166,278
	3	2 Br	$58,650	$1,612	$189,245
	4	3 Br	$65,150	$1,791	$212,211

2. Completions of New Affordable Housing

Approximately 250 new affordable dwelling units were completed in 1992, about 33% of all units completed. These projects included 151 family rental units and 77 family first time home owner units. The family units include 108 units by BRIDGE at Rincon Point Redevelopment Area, 25 units by Mission Housing at 3330 Army Street, 18 units by Catholic Charities at 3400 16th Street, and 62 home ownership units by Future Perfect at South Bayshore Redevelopment Area. These projects are in List 1 on page 39. An additional 16 affordable units were from inclusionary market rate projects (List 6 page 49).

TABLE I.11A
NEW AFFORDABLE HOUSING CONSTRUCTION
Units Completed

Year	Very Low	Low	Moderate	Market Rate	Total Units	Total Affordable
1980 to 1989	1,518	1,013	793	10,427	13,751	3,324
1990	278	180	0	1,086	1,544	458
1991	203	112	32	1,535	1,882	347
1992	16	180	54	517	767	250
Total 90-92	**497**	**472**	**86**	**3,138**	**4,193**	**1,055**

3. Projects Under Review and Under Construction

Affordable housing projects under construction has increased although projects under review has decreased due to the elimination of State new construction funds. Projects in the "pipeline" are reported in List 5 page 47, and summarized below in Table I.11B.

TABLE I.11B
NEW AFFORDABLE HOUSING CONSTRUCTION, April 1992
Non-Profit Housing Sponsored Projects

HOUSING TYPES	Under Review	Approved/ Under Const [1]	Completed in 1991	Completed in 1992
Family	361	802	251	228
Elderly	116	275	0	0
Other Units	0	0	96	10[3]
Group Hsg[2]	116	353	42	12
TOTAL UNITS	593	1,430	389	250

1. Includes projects approved for construction and under construction.
2. Includes SRO's, residential care facilities, shelters and transitional housing.
3. Live work units.

4. Affordable Housing Production by Rehabilitation and Acquisition

Acquisition and rehabilitation activity by non-profit housing organizations has increased in recent years. Acquisition and rehabilitation of poorly managed and run down privately owned buildings by non-profits is often more economical than construction of new affordable units. Non-profit housing organizations acquire and rehabilitate these units as permanently affordable units for very low income persons. These buildings include residential hotels (SRO's), residential care homes, homeless shelters and transitional housing, and apartments.

Much of this data is incomplete. It is not always clear to whether it is an acquisition and rehabilitation which adds permanent affordable units to the housing stock or just rehabilitation of existing affordable units. We will be continuing to develop this database to better monitor affordable housing production through rehabilitation and acquisition. This data has been compiled from lists from the Mayor's Office of Housing and the San Francisco Redevelopment Agency. In conjunction with this effort we have designed a database for tracking the entire stock of existing affordable units. The results of this inventory will be reported in the Annual Evaluation of the Residence Element in November of 1993.

TABLE I.11C

REHABILITATION AND ACQUISITION
Non-Profit Affordable Housing Production
April 1992

	Under Review	Under Construction	Completed 1990-1992	Total Units
Group Housing Units[1]	2,344	1,104	3,492	6,940

1. Includes SRO's, residential care facilities, shelters, transitional housing, and housing for special populations.

5. Inclusionary Affordable Housing Production

On September 13, 1990 the City Planning Commission adopted the City's Inclusionary Affordable Housing Policy. It required that projects with 10 or more units offer 10% of the units as affordable. In 1992, the City gained 16 affordable units as a result of the completion of three market rate projects with inclusionary affordable units. Those projects and other approved affordable inclusionary projects are shown in List 6, page 49.

6. Trends in Market Rate Housing Prices

Housing prices continue to stabilize. The sale price for a three bedroom San Francisco house is currently less than it was in 1988. Rents have also stabilized at close to 1988 levels. San Francisco homeownership and rental prices continue to be higher than Bay Area median homeownership and rental prices. List 1 on page 39 shows rental and sales prices on sample projects recently completed. These market rate housing prices can be compared with affordable housing prices by referring to Table I.11 on page 23.

TABLE I.12

HOUSING PRICE TRENDS
SAN FRANCISCO AND BAY AREA

Year	FOR RENT San Francisco 2 Br Apartment	FOR RENT Bay Area 2 Br Apartment	FOR SALE San Francisco 3 Br House	FOR SALE Bay Area 3 Br House
1993	$913	$765	$265,000	$250,060
1992	$990	$765	$270,000	$254,830
1991	$1,000	$765	$285,000	$256,586
1990	$975	$750	$290,250	$259,282
1989	$650	$725	$300,000	$260,722
1988	$900	$675	$297,900	$206,463
1987	$650	$675	$233,900	$171,315
1986	$900	$700	$201,100	$165,159
1985	$850	$695	$167,300	$140,615
1984	$850	$595	$151,100	$129,916
1983	$650	$525	$145,200	$129,473
1982	$595	$480	$145,200	$124,027
1981	$525	$450	$134,600	NA
1980	$475	$395	$131,131	NA

Source:

1) Bay Area Council rentals price survey for January of each year, median advertised rents, two-bedroom apartments, flats, duplexes.
2) San Francisco Board of Realtors median home prices for a three bedroom house. San Francisco home sale prices prior to 1987 are available only as **mean** home prices, **median** home prices prior to 1987 is not available. Uses annual average except for 1993 uses April figures.
3) California Association of Realtors median home sales price for the years as a whole, Bay Area Counties; 1993 uses April figures.



PLANNING AREAS OF SAN FRANCISCO

MAP 2

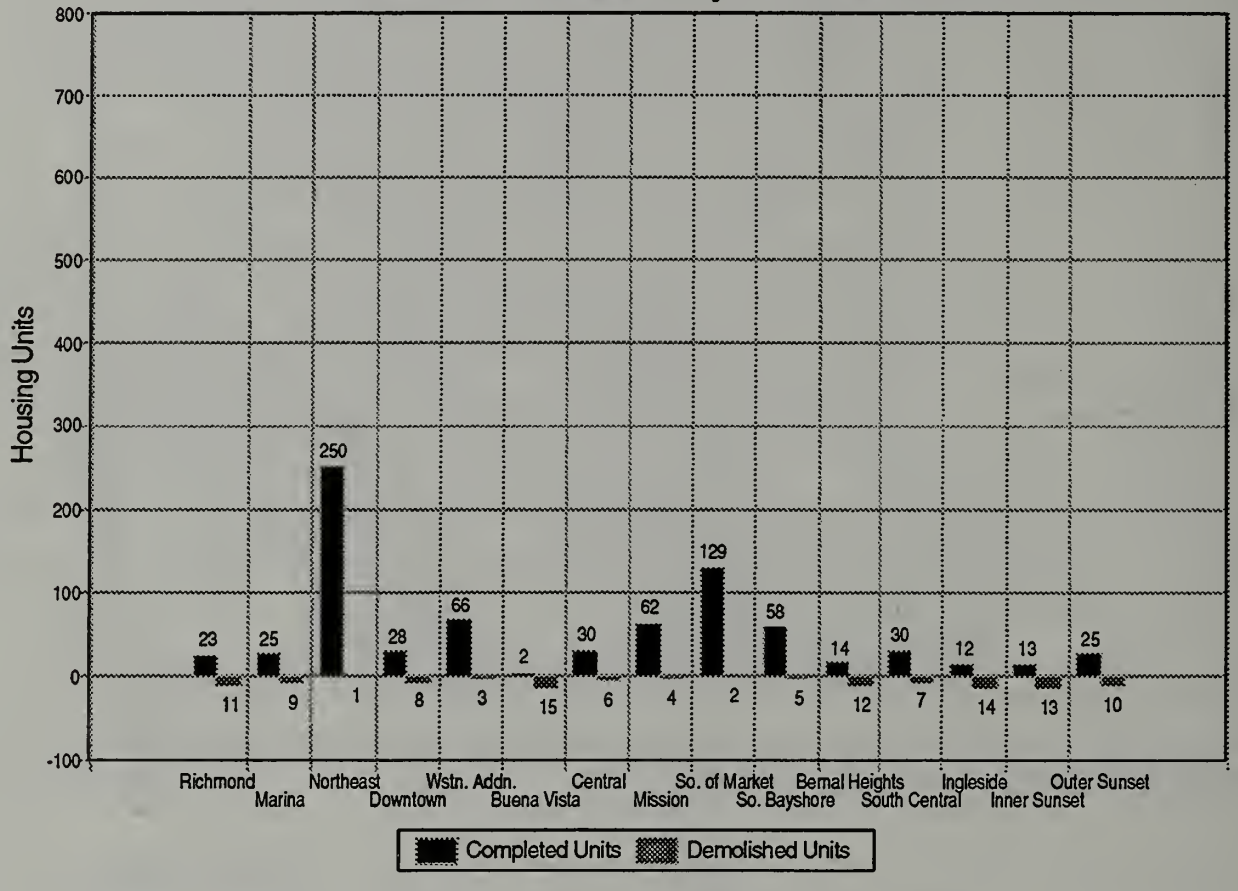
1.	Richmond	6.	Buena Vista	11.	Bernal Heights
2.	Marina	7.	Central	12.	South Central
3.	Northeast	8.	Mission	13.	Ingleside
4.	Downtown	9.	South of Market	14.	Inner Sunset
5.	Western Addition	10.	South Bayshore	15.	Outer Sunset

203 Census Tracts Special Areas

NEIGHBORHOOD FINDINGS

Graph 5

HOUSING UNIT CHANGES by PLANNING DISTRICT



J. DISTRICT CHANGES

Housing stock changes by Planning Districts are shown on Graph 5. District changes are detailed in Part II Tables II.12 through II.18 beginning on page 61.

The most units gained in 1992 were in the Northeast and South of Market districts. Analysis of changes to the housing stock in each district is possible by using the Housing Information Series, Changes in the Housing Inventory. For example, in the Richmond, housing construction continue to decreased from 170 units in 1990, 75 units in 1991, and 23 units in 1992.

Demolition was fairly distributed throughout the city in 1992. Again using the Richmond as an example of a district trend line, demolition in the Richmond has been decreasing considerably in recent years: from a high of 71 in 1987, to 2 units in 1990, 5 units in 1991, and 11 in 1992 (Part II Tables II.17 and II.18).

As in previous years, most new single family housing construction occurred in the South Eastern districts of the city: the South Bayshore and South Central Districts, where the potential for the infill of single family home development has been greatest (Part II Table II.15). A total of 68 single family units were completed in these districts in 1992, 61% of the citywide total.

Part II Table II.16 reports units completed by size and district: the number of studios, one bedroom, two bedroom, or three plus bedroom units completed in each district.

1. Annual Changes by Planning Districts

Table I.13 on pages 30 through 33 maintain a three year count of units completed or demolished in each of the City Planning Districts. Activity in prior years can be looked up in previous Housing Inventory Reports. The 15 City Planning Districts are ranked by the amount of new construction or demolition activity occurring in the calendar year, such that a ranking of one means the district had the most units constructed or demolished.

2. Total Housing Stock by Planning Districts

Table I.14 on pages 34 through 37 reports the single and multi family units gained by Planning Districts and adds these units to each district's 1990 U.S. Census housing stock base.

TABLE L13

HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT, 1990 TO 1992
Three Year Running Total

1. RICHMOND

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	85	7	2	9	83	7
1991	75	5	17	1	57	5
1992	23	11	12	2	10	11
Total	183		31		150	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	0	15	0	9	1	15
1991	48	7	0	13	40	7
1992	25	9	19	1	6	12
Total	78		24		47	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	101	6	5	9	96	6
1991	158	3	7	5	139	3
1992	250	1	1	11	257	1
Total	509		13		492	

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	201	3	48	2	169	3
1991	32	9	0	14	23	8
1992	28	8	0	13	40	6
Total	261		32		232	

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	638	1	335	1	303	2
1991	698	1	11	2	687	1
1992	66	3	2	10	60	4
Total	1402		348		1050	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	10	13	0	15	10	12
1991	25	11	0	15	10	15
1992	2	15	0	14	-3	15
Total	98		9		23	

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	11	12	6	6	5	14
1991	20	13	0	15	-2	15
1992	30	6	6	6	22	8
Total	61		16		25	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	38	9	15	3	23	11
1991	98	4	9	4	106	4
1992	62	4	0	15	93	3
Total	198		24		222	

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	578	2	15	4	563	1
1991	541	2	4	11	534	2
1992	129	2	7	4	124	2
Total	1248		26		1221	

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	29	11	1	11	28	10
1991	19	14	5	9	15	13
1992	58	5	5	7	54	5
Total	106		11		97	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	10	14	1	12	9	13
1991	21	12	2	12	16	11
1992	14	12	1	12	11	10
Total	45		4		36	

12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	115	5	1	13	114	5
1991	18	15	10	3	2	14
1992	30	7	9	3	23	7
Total	163		20		139	

13. INGLESIDE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	163	4	2	10	161	4
1991	62	6	6	8	50	6
1992	12	14	4	8	5	13
Total	237		12		216	

14. INNER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	43	8	13	5	30	9
1991	27	10	7	6	16	12
1992	13	13	7	5	4	14
Total	83		27		50	

15. OUTER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	38	10	1	14	37	8
1991	40	8	7	7	33	8
1992	25	10	3	9	19	9
Total	103		11		89	

TABLE I.14

SAN FRANCISCO HOUSING STOCK BY CITY PLANNING DISTRICTS

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
1. RICHMOND					
1990 Census Count	10,226	14,994	5,135	5,928	36,283
April 1990 to Current Year	6	116	-8	102	159
Current Year	3	7	0	0	57
TOTAL	10,232	15,110	5,127	6,030	36,499
PERCENT	28	41	14	17	39
2. MARINA					
1990 Census Count	2,769	5,874	3,669	12,998	25,310
April 1990 to Current Year	-10	2	0	46	-2
Current Year	-2	-3	7	4	40
TOTAL	2,759	5,876	3,669	13,044	25,348
PERCENT	11	23	14	51	388
3. NORTHEAST					
1990 Census Count	1,476	6,959	6,382	21,026	35,843
April 1990 to Current Year	-13	-8	8	181	29
Current Year	-3	22	6	232	139
TOTAL	1,463	6,951	6,390	21,207	36,011
PERCENT	4	19	18	59	100
4. DOWNTOWN					
1990 Census Count	82	389	529	23,373	24,373
April 1990 to Current Year	0	5	-11	255	226
Current Year	0	3	-14	51	23
TOTAL	82	394	518	23,628	24,622
PERCENT	0	2	2	96	158

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
5. WESTERN ADDITION					
1990 Census Count	1,579	5,920	3,795	14,099	25,393
April 1990 to Current Year	-7	17	20	1287	630
Current Year	-3	48	15	0	687
TOTAL	1,572	5,937	3,815	15,386	26,710
PERCENT	6	22	14	58	930
6. BUENA VISTA					
1990 Census Count	1,782	6,995	3,346	3,984	16,107
April 1990 to Current Year	-7	6	6	20	9
Current Year	-2	-1	0	0	16
TOTAL	1,775	7,001	3,352	4,004	16,132
PERCENT	11%	43%	21%	25%	
7. CENTRAL					
1990 Census Count	8,147	9,874	2,993	4,633	25,647
April 1990 to Current Year	-8	5	16	-10	5
Current Year	-1	5	0	18	-2
TOTAL	8,139	9,879	3,009	4,623	25,650
PERCENT	32%	39%	12%	18%	
8. MISSION					
1990 Census Count	2,337	8,664	4,206	6,120	21,327
April 1990 to Current Year	1	-11	10	119	13
Current Year	1	10	0	82	106
TOTAL	2,338	8,653	4,216	6,239	21,446
PERCENT	11%	40%	20%	29%	

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
9. SOUTH OF MARKET					
1990 Census Count	2,094	2,565	1,267	4,437	10,363
April 1990 to Current Year	3	-10	0	885	344
Current Year	6	10	0	108	534
TOTAL	2,097	2,555	1,267	5,322	11,241
PERCENT	19%	23%	11%	47%	
10. SOUTH BAYSHORE					
1990 Census Count	6,249	1,581	879	542	9,251
April 1990 to Current Year	23	9	0	0	17
Current Year	38	16	0	0	15
TOTAL	6,272	1,590	879	542	9,283
PERCENT	68%	17%	9%	6%	
11. BERNAL HEIGHTS					
1990 Census Count	5,080	2,950	475	473	8,978
April 1990 to Current Year	7	11	6	0	8
Current Year	5	6	0	0	16
TOTAL	5,087	2,961	481	473	9,002
PERCENT	57%	33%	5%	5%	
12. SOUTH CENTRAL					
1990 Census Count	19,326	2,623	1,005	1,612	24,566
April 1990 to Current Year	15	9	0	52	74
Current Year	19	4	0	0	2
TOTAL	19,341	2,632	1,005	1,664	24,642
PERCENT	78%	11%	4%	7%	

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
13. INGLESIDE					
1990 Census Count	15,674	1,379	469	4,505	22,027
April 1990 to Current Year	18	17	-9	171	147
Current Year	4	1	0	0	50
TOTAL	15,692	1,396	460	4,676	22,224
PERCENT	71%	6%	2%	21%	
14. INNER SUNSET					
1990 Census Count	9,686	4,152	1,484	2,578	17,900
April 1990 to Current Year	4	20	6	14	28
Current Year	4	0	0	0	16
TOTAL	9,690	4,172	1,490	2,592	17,944
PERCENT	54%	23%	8%	14%	
15. OUTER SUNSET					
1990 Census Count	18,643	3,970	1,347	1,143	25,103
April 1990 to Current Year	1	25	8	22	23
Current Year	-1	20	0	0	33
TOTAL	18,644	3,995	1,355	1,165	25,159
PERCENT	74 %	16 %	5 %	5 %	
CITYWIDE GRAND TOTAL	**105,251**	**79,250**	**37,047**	**111,090**	**332,638**
PERCENT	**32 %**	**24 %**	**11 %**	**33 %**	**100%**

CURRENT ACTIVITY

K. MAJOR PROJECTS

This section highlights major projects under City Planning permit review, under construction, and completed. This is not a complete list of all such projects - the focus is on projects requiring City Planning Commission permit review.

The status and other features of the projects are subject to change over time. For example, during a reporting period the status of a project may change from approved to under construction or from under construction to completed. Similarly, a project's tenure may change from rental to condominium or vice versa before a project is completed and occupied.

1. Completed Projects.

List 1 contains major projects completed and projects which have an affordable housing component. This list shows major and affordable completed projects in 1992 and in the previous two years. Projects completed in earlier years can be looked up in previous Housing Inventory Reports.

2. Projects Under Construction.

Lists 2 contains projects with Building Permits which are under construction.

3. Projects Under Review.

List 3 contains projects in formal City Planning review. These projects have filed Planning permit applications such as Conditional Use, Environmental Review, or other type of discretionary review by the Planning Commission or Zoning Administrator. This list does not include large residential projects under informal preliminary City Planning review.

4. Projects Approved by the City Planning Commission but not yet Under Construction.

List 4 on contains major projects approved by the Department of City Planning but not yet under construction as of May 1993.

5. Affordable Housing Production.

List 5 focuses on affordable housing construction which expand the stock of affordable housing units: new construction, conversions to residential use, and rehabilitation and acquisition. It does not include the rehabilitation of existing affordable units. It includes affordable projects under review by the Mayor's Office of Housing or by San Francisco Redevelopment Agency.

6. Market Rate Projects with Inclusionary Affordable Projects.

List 6 has been added to monitor affordable units resulting from market rate residential developments.

1. **Projects completed, major new construction or affordable projects. Earlier completed projects are found in previous HISP reports.**

LIST 1
PROJECTS COMPLETED - NEW CONSTRUCTION
MAJOR MARKET RATE AND AFFORDABLE RESIDENTIAL DEVELOPMENTS
1990 TO 1992

Project Name/ Address	Project Sponsor	Year Compl.	Total Units	Lower Inc Units	Unit Mix		Tenure	Initial Rental or Selling Price	Comments
1. 111 Chestnut	Lombard Plaza Partners	1992	102	0	7 38 56 1	St. 1Bed 2Bed 3Bed	Owner-ship	 $200-$300,000 $250-$550,000 $550,000	Market rate
2. 240 Lombard	Lombard Plaza Partners	1992	118	0	16 102	St. 1Bed	Rental	$1,750 - $2,150	Market rate rental congregate care for elderly
3. Steam Boat Point Townsend & Emb.	South Beach Family Ass., BRIDGE	1992	108	108	51 26 31	1Bed 2Bed 3Bed	Rental	$310-$510 $360-$550 $410-$700	SFRA Non-profit Sponsor
4. 1100 Eddy St.	U-2 Investments	1992	69	0	49 20	2Bed 3Bed	Owner	$	SFRA market rate
5. South Gardens 180 7th St.	Urban Homes	1992	28	0	16 12	1Bed 2Bed	Owner	$123,500 $189,500	Market rate South of Market
6. Shipley St.	Lee Hammack, David Sternberg	1992	20	0	12 2 6	St. 1Bed 2Bed	Owner	$	Market rate town homes in South of Market
7. Future Perfect 3-51 Bowman Ct.	Future Perfect	1992	62	0	62	2Bed	Owner	$178-$180 (Mod. Inc,)	SFRA market rate homes for family first time buyers

LIST 1
PROJECTS COMPLETED - NEW CONSTRUCTION
MAJOR MARKET RATE AND AFFORDABLE RESIDENTIAL DEVELOPMENTS
1990 TO 1992

8. Silver-Univ. Height 633 Cambridge	Bridmont Associates	1992	55	5	5 30 20	3Bed 4Bed 5 Bed	Owner	$225-$265 $380-$410	Market rate with 5 moderate income units
9. 443 Fulton St.	Urban Frontier Dev. Corp.	1992	22	5	22	2Bed	Owner	$230 to $280,000	5 2Bed at $225,000 Inclusionary Affordable units
10. Del Carlo Court 3330 Army St.	Mission Housing	1992	25	25	2 14 5 4	1Bed 2Bed 3Bed 4Bed	Rental Family	$361-$599 $393-$700 $426-$777	Non-profit very low income
11. Padre Francisco Palou 3400 16th St.	Catholic Charities	1992	18	18	10 6 2	2Bed 3Bed 4Bed	Rental Family	$391-$552 $420-$626 $487-695	Non-profit low income
12. 1272 S. Van Ness	Progress Apts., Inc.	1992	12	12	11 1	Studios 1 Bed	Rental		Non-profit
13. 1438 Filbert St.		1992	12		5 7	1 Bed 2 Bed	Owner		Market rate
14. Baycrest Towers 201 Harrison Street	Balcor Dev. Co./ Pacific U.	1991	294	0	114 111 71	Studios 1 Bed 2 Bed	Owner	$150 to $172,000 $175 to $352,000 $258 to $409,000	35 moderate income rental units at market rate prices
15. Plaza West 1123 Pierce Street	San Francisco Housing Authority	1991	203	203	78 114 11	2 Bed 3 Bed 4 Bed	Rental	$350 to $500	San Francisco Housing Authority low income family rental units
16. Carlisle Towers 1450 Post Street	Post St. Assoc./ Senior Living Dev. S.F., Inc.	1991	132	0	14 91 17	Studios 1 Bed 2 Bed	Owner	$150 to $595,000	San Francisco Redevelopment

LIST 1
PROJECTS COMPLETED - NEW CONSTRUCTION
MAJOR MARKET RATE AND AFFORDABLE RESIDENTIAL DEVELOPMENTS
1990 TO 1992

17. Hills Plaza 350 Steward Street	Beta West Prop. Inc.	1991	67	0	NA	1 Bed 2 Bed 3 Bed	Owner	$260 to $485,000 $385 to $830,000 $445 to $1080000	Market rate
18. 1650 Jackson Street	Emerald Properties	1991	69	0	1 36 32	Studio 1 Bed 2 Bed	Owner	 $260 to $330,000 $350 to $390,000	Market rate
19. 1700 Van Ness Ave.	Talden Inv. Co.	1991	51	0	5 36 10	1 Bed 2 Bed 3 Bed	Owner	$224 to $254.000 $243 to $311,000 $263 to $325,000	Market rate
20. 2155 Mission Street	Mission Capp Partnership	1991	48	48	4 12 24 8	Studios 1 Bed 2 Bed 3 Bed	Rental Family		Nonprofit sponsor low income units
21. 550 South Van Ness		1991	36	0	32 4	1 Bed 2 Bed	Owner	$110 to $140,000	Market rate
22. 197 7th Street		1991	32	0	32	Studios	Owner	$85 to 109,000	Moderate income market rate
23. 1340 Clay Street		1991	30	0	7 22	1 Bed 2 Bed	Owner		Market rate
24. Fillmore Center Turk and Fillmore	Fillmore Center Developers	1989-1991	1,113	223	331 427 343	Studios 1 Bed 2 Bed	Rental		20% low income units SFRA area
25. Bayside Village Brannan & Beale	Forest City Dillon, Inc.	1988-1990	868	174	233 307 328	Studios 1 Bed 2 Bed	Rental		20% low income units. SFRA area
26. Delancey Street 1st & Embarcadero	Delancy Street Foundation	1990	177	177	177	2 Bed	Rental		Nonprofit/SFRA low income program user units

LIST 1
PROJECTS COMPLETED - NEW CONSTRUCTION
MAJOR MARKET RATE AND AFFORDABLE RESIDENTIAL DEVELOPMENTS
1990 TO 1992

27. Geary Courtyard 639 Geary Street		1990	165		126 39	Studios 1 Bed	Rental	$725 to $955	Market rate units
28. Ocean Beach Est. Great Highway	Talden Dev.	1990- 1991	110		4 105	2 Bed 3 Bed	Owner		Market rate units
29. 601 4th Street		1990	85		85	Studios	Owner		Market rate live/work units
30. Pineview 1483 Mason	Self-Help for the Elderly	1990	70	70	63	Studios	Rental Elderly		Nonprofit sponsor very low income
30. Bayside Senior Broad. & Grant	CCHC	1990	31	31	31	Studios	Rental Elderly		Nonprofit sponsor very low income

2. Projects under construction, major projects.

LIST 2 MAJOR PROJECTS UNDER CONSTRUCTION NEW CONSTRUCTION (10+ units)				
Block	Lot	Address	Units	Start of Construction
6423	015	1750 GENEVA AV	16	12/22/92
0919	002	2101 BEACH ST	18	1/07/92
3732	037	469 CLEMENTINA ST	20	8/10/92
6423	015	1750 GENEVA AV	20	12/16/92
0914	009	1921 JEFFERSON ST	20	1/30/91
0443	001	2 CERVANTES BL	24	1/15/93
4327	008	2211 26TH ST	24	7/27/92
3726	013	1028 HOWARD ST	30	1/7/93
2623	099	4150 17TH ST	33	7/02/90
0051	028	600 CHESTNUT ST	44	4/10/92
0779	011	950 FULTON ST	54	3/17/92
0696	012	1388 GOUGH ST	72	1/13/92
3750	002	77 DOW PL	85	6/13/91
0731	017	1330 STEINER ST	103	2/01/90
0344	002	111 JONES ST	103	4/29/92
0750	002	1515 EDDY ST	173	2/21/90
0344	001	201 TURK ST	175	7/21/92
3768	017	401 MAIN ST	240	12/04/92
TOTAL UNITS			1,260	

3. Projects under City Planning review, major new construction.

LIST 3

MAJOR NEW RESIDENTIAL DEVELOPMENTS UNDER REVIEW

Projects Requiring City Planning Commission Approval (10+ units)
April 30, 1993

Case No.	Block	Lot	Address	Units	Afford. Units	File Date
93.179	0763	005	600 Van Ness Av	229		3/23/93
93.155	3956	007	DeHaro, 17th St	14		3/09/93
91.365	1082	008	2250-90 Geary Bl	56		2/25/92
90.492	3548	033	1863 Mission St	20		3/08/91
90.578	0436	020	3600 Fillmore St	33		4/22/91
91.076	4991	029	Jamestown Ave	520		7/19/91
91.475	6309	018	2630 Bayshore Bl	42		8/07/91
90.366	3799	001	700-68 7th St	183	18	10/07/91
91.588	3726	033	169-185-7th & Natoma	40	10	11/05/91
91.398	0136	004	940 Battery St	10		11/27/91
89.118	3522	007	356 12th St	38		1/10/90
89.201	1019	012	3490 California St	22		3/27/90
90.383	3726	014	340 Townsend St	18		6/18/90
90.218	3752	072	869-71 Folsom St	108	11	8/08/90
			TOTAL UNITS	**1,333**	**69**	

Note: The number of affordable units for market rate projects is unknown at this time.

4. Projects approved by the City Planning Commission.

LIST 4

MAJOR NEW RESIDENTIAL PROJECTS

Approved by the City Planning Commission but Not Yet Under Construction
January 1991 through April 1993

Case No.	Block	Lot	Address	Units	Afford. Units	Date Approved
89.126	5054A	012	240 Hestor Ave	80	5	1/31/91
89.138	6798	004	4380-84 Mission St	11		1/17/91
89.473	0052	010	530 Chestnut St	130		2/14/91
88.113	5407	002	100 Diana St	18	3	3/14/91
89.372	6463	057	5199 Mission St	18	4	3/14/91
89.528	4034	001	300 Arkansas St	61	35	4/11/91
90.035	0242	010	750 California St	42		4/25/91
89.573	0763	010	650 Van Ness Ave	222	22	5/02/91
90.312	0718	011	900 Van Ness Ave	16	1	6/13/91
90.045	0323	026	525 O'Farrell St	10	10	7/10/91
90.081	3747	020	300 Beale St	280	27	7/18/91
88.774	5861	019	400 Gaven St	35	3	8/22/91
90.807	0645	004	1400 Pine St	54	54	10/17/91
90.442	4060	005	701 Minnesota St	54	5	11/06/91
91.234	3968	001	400-40 Alabama St	40	4	11/07/91
90.758	3555	006	464-80 Valencia St	62	62	11/14/91
89.657	0599	001	1901 Van Ness Ave	164	6	12/30/91
90.599	0861	029	645 Haight St	20	3	2/06/92
91.293	0740	023	741 Ellis St	12	1	2/13/92
91.375	3986	012	1130 Mariposa St	23	2	2/13/92
90.299	4991	087	150 Executive Park Bl	570	66	3/05/92
90.544	3504	031	101 Valencia St	118	118	4/30/92
90.802	3577	001	600-630 Valencia St	33	33	8/29/91
91.512	7143	001	5810 Mission St	56	3	1/21/92
91.356	0115	002	1000 Van Ness Ave	196	196	2/12/92

LIST 4

MAJOR NEW RESIDENTIAL PROJECTS

Approved by the City Planning Commission but Not Yet Under Construction
January 1991 through April 1993

Case No.	Block	Lot	Address	Units	Afford. Units	Date Approved
90.308	7030	034	2251 Alemany Bl	34		4/09/92
91.658	3573	004	2147-2169 Folsom St	40		4/17/92
89.083	0145	027	559 Vallejo St	11		5/22/92
91.252	3558	037	2185 Market St	10		5/29/92
91.586	3726	004	126 6th/514 Minna	26	26	7/10/92
92.015	0832	020A	337-375 Fell St	82	82	8/06/92
89.037	0666	017	1661 Pine St	252		11/19/92
90.109	3721	053	78-82 Natoma St	509		2/25/93
91.395	0833	001	159 Franklin St	18		4/17/93
91.630	3730	013	1114 Folsom St	15		4/27/93
93.135	1704	049	1220-1224 47th St	12		2/19/93
TOTAL UNITS				**3,376**	**771**	

NOTE: Continuation of table from the previous page.

5. Affordable housing projects, new construction.

LIST 5 NEW AFFORDABLE HOUSING PROJECTS Non-profit Sponsored Residential Developments, April 1993		
Projects	Units	Type of Units / Income Level
PROJECTS UNDER REVIEW *		
100 Alemany	46	Family rental low income
1863 Mission	24	Family rental low income
3019 23rd St.	24	Family rental very low income
1301 Fell	90	Family ownership very low income
75 Lansing	10	Family ownership very low income
555 Ellis St.	45	Family and senior, extremely low income
Hudson St./Stony Hill Summit	20	Family ownership low-mod., SFRA
347 Dolores	45	Elderly rental very low income
4801 Mission	24	Elderly rental moderate income
111 Page St.	10	Dwelling units and group housing
212 Ashbury St.	20	Group housing
1249 Scott St.	12	Residential care
333 Taylor St.	70	Dwelling units and group housing
1145 Larkin St.	45	Group housing elderly low income rental
Webster & Eddy	120	Family rental very low income
TOTAL UNITS	**593**	
Subtotal Family	**361**	
Subtotal Elderly	**116**	
Subtotal Group Housing	**116**	
PROJECTS APPROVED NOT YET UNDER CONSTRUCTION		
333-375 Fell St.	82	Family rental low income
126-6th/514 Minna	70	Family rental very low income
Potrero & 25th St.	70	Family extremely low income
169 7th St.	27	Family rental very low income, SFRA
Newcomb & La Salle/The Village	54	Elderly rental very low income, SFRA
Kiska Rd & La Salle	35	Family low moderate income, SFRA
Hudson & Whitney Ct	30	Family ownership low-mod., SFRA
600 Valencia	50	Elderly rental very low income
241 6th St.	140	SRO very low income
101 Valencia St.	118	Family ownership very low income
480 Valencia St.	62	Family rental very low income
1400 Pine St.	54	Elderly rental very low income

705 Natoma St.	104	SRO very low income
525 O'Farrell St.	10	Family rental very low income
1900 Pierce St.	57	Elderly rental low income
555 Ellis St.	38	Family units
27 & 42 De Montfort Ave.	10	Group housing
814 South Van Ness Ave.	26	Group housing for very low income
TOTAL UNITS	**943**	
Subtotal Family	**448**	
Subtotal Elderly	**215**	
Subtotal Group Housing	**280**	
PROJECTS UNDER CONSTRUCTION		
731-35 Baker St	13	Group housing, very low income
1101 Howard St.	30	Family units
1028 Howard	31	Family ownership moderate income
201 Turk St.	175	Family rental very low income
111 Jones St.	108	Family rental very low income
1000 Market St.	58	SRO extremely low income
1045 Capp St.	30	Elderly rental very low income, conversion
240 4th St.	30	Elderly rental very low income, conversion
601 Webster St.	2	Group housing
3019 23rd St.	6	Very low inc. family rental
TOTAL UNITS	**487**	
Subtotal Family	**354**	
Subtotal Elderly	**60**	
Subtotal Group Housing	**73**	
PROJECTS COMPLETED IN 1992		
1272 South Van Ness Ave.	12	Group housing for low inc. mentally dis.
1200 Connecticut St.	60	Group housing/ low income live work
3330 Army St.	25	Family rental, very low inc.
3400 16th St.	18	Family rental, low income
Keith St./Bowman Ct.	60	Low mod. inc. family ownership, SFRA
Whitney Young St.	15	Low inc. family ownership, SFRA
Townsend & Embarc.Sts.	108	Very low inc. family rental, SFRA
TOTAL UNITS	**250**	
Subtotal Family	**228**	
Subtotal Elderly	**0**	
Subtotal Group Hsg.	**22**	

* Includes MOH projects with funding commitment and not under DCP review.

6. Inclusionary Affordable Projects.

LIST 6

APPROVED MARKET RATE PROJECTS WITH INCLUSIONARY AFFORDABLE PROVISIONS
May 1993

Case No	Block	Lot	Address	Action Date	Dwell Units	Afford Units	Date of Status	Status
88.113	5407	002	100 Bl Diana St	11-Dec-90	16	3	Jan 93	NOT under constr./NO bldg. permit
88.547	0622	018	1700 Van Ness Ave	17-Oct-88	51	5	Jan 93	Completed 1991
88.562	5992A	002	555 Cambridge St	05-Apr-90	55	10	Jan 93	Completed 1992
88.709	0595	004	1650 Jackson St	21-Apr-89	12	0	Jan 93	Completed 1991
88.714	0051	028	690 Chestnut St	23-Jun-89	117	4	Jan 93	Under construction
88.774	5861	019	50 Gaven St	30-Jun-89	35	3	Jan 93	NOT under constr./bldg. permit issued
88.811	0854	007	55 Page St	08-Nov-90	128	0	Jan 93	Not under construction
89.119	3570	003	550 So. Van Ness Ave	29-Aug-89	36	4	Jan 93	Completed 1991
89.126	5054A	012	2011 Bayshore Bl	12-Jun-90	80	5	Jan 93	NOT under constr./bldg. permit issued
89.372	6463	057	5199 Mission St	31-May-90	48	4	Jan 93	NOT under constr./NO bldg. permit
89.463	0793	011	443 Fulton St	06-Feb-90	22	5	Jan 93	Completed 1992
89.473	0052	010	530 Chestnut St	16-Aug-90	130	0	Jan 93	NOT under constr./bldg. permit issued
89.493	3768	017	401 Main St	07-Dec-89	260	0	Jan 93	Under construction
89.528	4034	001	300 Arkansas St	03-Jun-91	64	6	Jan 93	NOT under constr./bldg. permit issued
89.573	0763	010	650 Van Ness Ave	27-Nov-90	222	22	Jan 93	NOT under constr./NO bldg. permit
89.584	0523	011	1438 Filbert St	15-Nov-90	12	1	Jan 93	Completed 1992
89.657	0599	001	1901 Van Ness Ave	18-Jun-90	127	6	Jan 93	NOT under constr./bldg. permit issued
90.035	0242	007	750 California St	25-Apr-91	42	0	Jan 93	NOT under constr./NO bldg. permit
90.037	6724	001	1301 San Jose Ave	16-Aug-91	56	4	Jan 93	NOT under constr./NO bldg. permit
90.081	3747	020	300 Beale St	13-Jun-91	280	28	Jan 93	NOT under constr./NO bldg. permit
90.091	0336	003	414 Turk St	28-Jun-90	24	2	Jan 93	Under construction
90.109	3721	046	78-82 Natoma St	28-Jan-93	509	0	May 93	NOT under constr./NO bldg. permit
90.299	4991	087	150 Executive Park	13-Feb-92	570	66	Jan 93	NOT under constr./NO bldg. permit
90.312	0718	011	900 Van Ness Ave	31-Jan-91	16	1	Jan 93	NOT under constr./NO bldg. permit
90.442	4060	005	701 Minnesota St	29-Apr-91	54	5	Jan 93	NOT under constr./bldg. permit issued
90.599	0861	029	645 Haight St	15-Jul-91	20	3	Jan 93	NOT under constr./bldg. permit issued
91.234	3968	001	400-40 Alabama St	07-Nov-91	40	4	Jan 93	NOT under constr./NO bldg. permit
91.293	0740	023	741 Ellis St	13-Feb-92	12	1	Jan 93	NOT under constr./NO bldg. permit
91.375	3986	012	1130 Mariposa St	24-Oct-91	23	2	Jan 93	NOT under constr./bldg. permit issued
91.512	7143	001	5810 Mission St	02-Apr-92	56	3	Jan 93	NOT under constr./bldg. permit issued
			TOTAL UNITS		3,179	197		

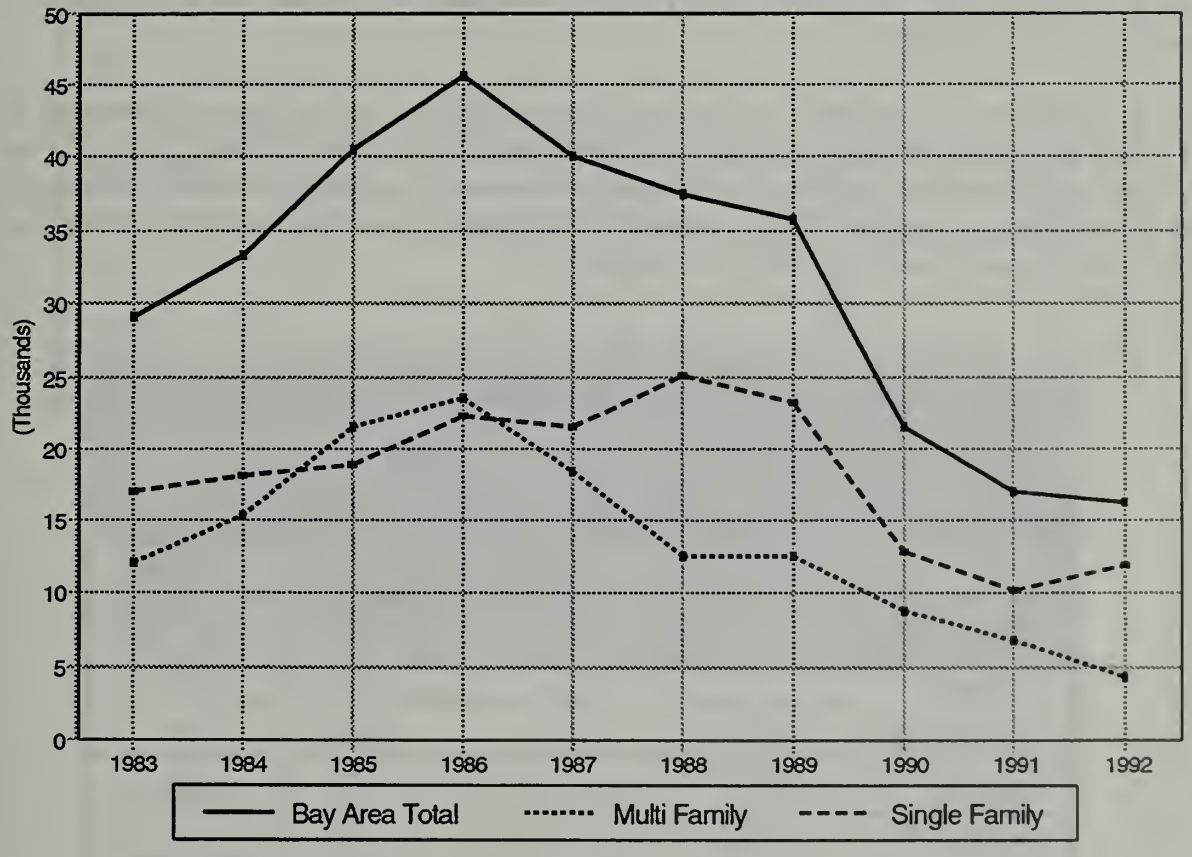
REGIONAL PERSPECTIVE



BAY AREA NINE COUNTY REGION

Graph 6

10 YEAR BAY AREA HOUSING TRENDS



L. BAY AREA NINE COUNTY REGION

This section tracks Bay Area housing construction trends as shown in Graph 6. Units authorized for construction decreased slightly from 17,465 units in 1991 to 16,219 units in 1992. This is a significantly less than the high of 45,702 units in 1986.

Single family housing continues to be the primary type of new residential construction in the Bay Area (Table II.6). In contrast, San Francisco continues to produce primarily multiunit residential developments.

Bay Area residential demolition permits have been added and are reported in Table I.15.A. Bay Area alteration permits have also been added and are reported in Table I.15.B. Compared to other Bay Area counties, San Francisco has one of the highest rates of alteration permit construction activity. This is reflective of continue upgrading and expansion of the City's older housing stock by alteration permits.

TABLE I.15

UNITS AUTHORIZED FOR CONSTRUCTION
Bay Area Counties, 1992

County	Units Authorized	Percent
Contra Costa	3,893	24%
Alameda	3,070	19%
Santa Clara	3,057	19%
Sonoma	1,975	12%
Solano	1,910	12%
San Mateo	958	6%
San Francisco	629	3%
Napa	417	3%
Marin	310	2%
TOTAL	**16,219**	**100%**

TABLE I.15A

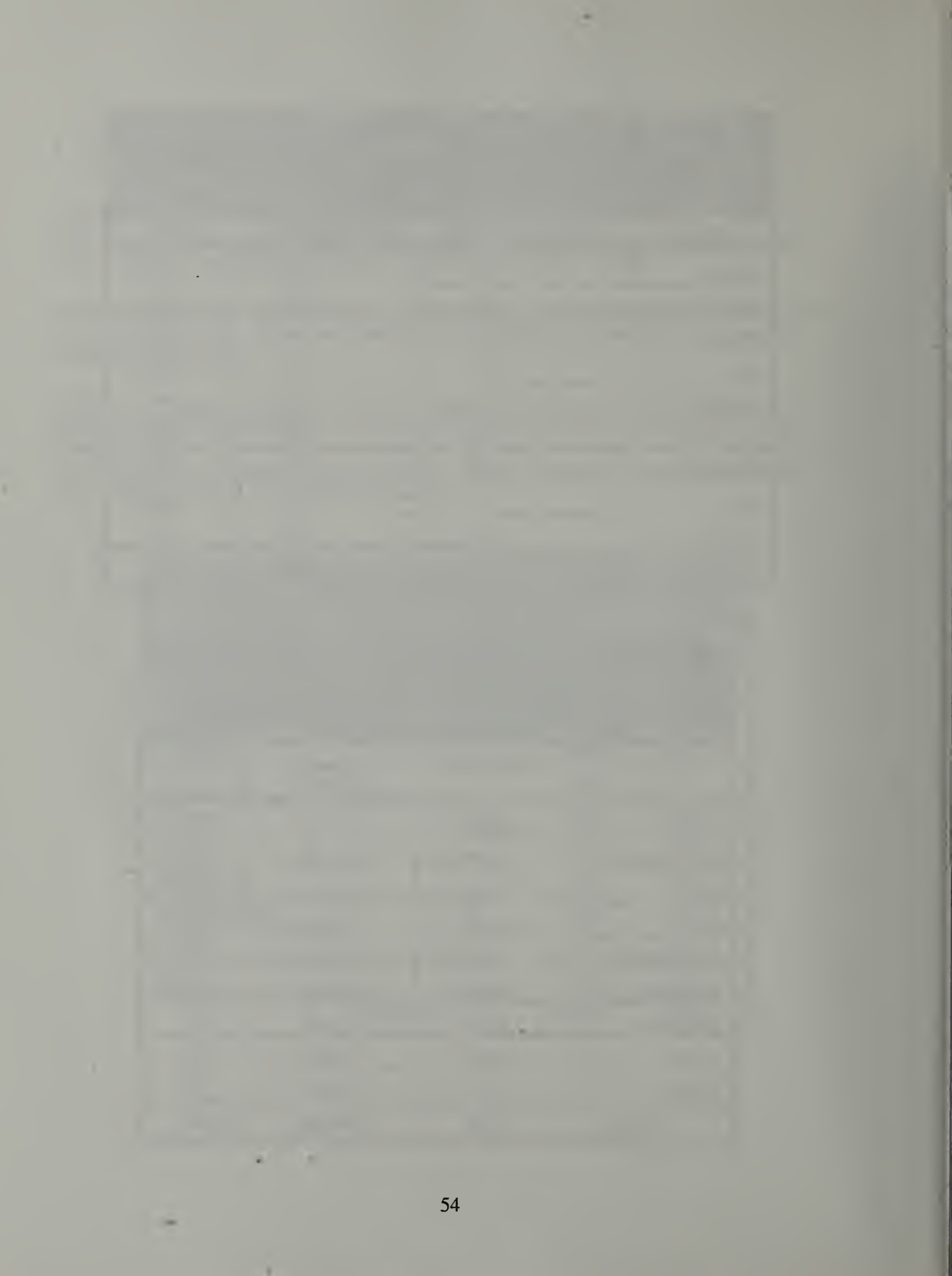
PERMITS for RESIDENTIAL DEMOLITION
Bay Area Counties, 1992

County	Buildings Demolished	Units Demolished	Percent
Alameda	117	122	14%
Contra Costa	124	137	16%
Marin	11	11	1%
Napa	86	39	5%
San Francisco	49	68	8%
San Mateo	86	102	12%
Santa Clara	169	176	21%
Solano	61	162	19%
Sonoma	24	28	3%
TOTAL	**665**	**845**	**100%**

TABLE I.15B

ALTERATION PERMITS
Bay Area Counties, 1992

County	Alteration Units	Alteration Cost (thousands)	Percent
Alameda	10,909	$11,785	19%
Contra Costa	8,856	$97,786	15%
Marin	3,388	$68,728	6%
Napa	1,970	$20,621	3%
San Francisco	8,743	$122,647	19%
San Mateo	6,748	$125,036	12%
Santa Clara	10,591	$176,881	18%
Solano	3,442	$33,874	6%
Sonoma	2,834	$51,645	5%
TOTAL	**57,481**	**$709,003**	**100%**



PART II

TABLES FOR UNITS COMPLETED

TABLE II.1 NET CHANGE in HOUSING STRUCTURES and UNITS, 1992				
Structure Types	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	178	65%	68	9%
Two Units	49	18%	68	9%
Three Units	14	5%	30	9%
Four Units	15	5%	52	7%
5 to 9 Units	5	2%	14	2%
10 to 19 Units	5	2%	61	8%
20 or more Units	7	3%	434	60%
TOTAL	**274**	**100%**	**725**	**100%**

TABLE II.2 SAN FRANCISCO HOUSING STOCK December, 1992		
Structure Type	Number of Units	Percent
Single Family	105,251	31.6%
Two Units	38,170	11.5%
3 to 4 Units	41,080	12.3%
5 to 9 Units	37,047	11.1%
10 to 19 Units	36,441	11.0%
20 or more Units	74,649	22.4%
TOTAL	332,638	100%

TABLE II.3

HOUSING UNITS CERTIFIED COMPLETE, 1992
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	111	56.3%	111	14.5%
Two Units	50	25.4%	100	13.0%
Three Units	11	5.6%	33	4.3%
Four Units	12	6.1%	48	6.3%
5 to 9 Units	2	1.0%	15	2.0%
10 to 19 Units	6	3.0%	79	10.3%
20 or more Units	5	2.5%	381	49.7%
TOTAL	**197**	**100%**	**767**	**100%**

TABLE II.4

HOUSING UNITS CERTIFIED COMPLETE, 1992
by Bedroom Type

Bedroom Type	Units	Percent
Studio	41	5.3%
One Bedroom	259	33.8%
Two Bedroom	273	35.6%
Three Bedroom	145	18.9%
Four or More	48	6.3%
Unknown	1	0.1%
TOTAL	**767**	**100%**

TABLE II.5

PRIVATE & PUBLIC SECTOR SHARE OF COMPLETED UNITS, 1992

Source	Type	Units	Percent
Public	Housing Authority	0	0%
Public	Non-Profit	165	22%
Public	Redevelopment	171	22%
Private	Private	431	56%
	TOTAL	**767**	**100%**

TABLE II.6

HOUSING UNITS AUTHORIZED FOR CONSTRUCTION
San Francisco and the Bay Area by County, 1992
by Building Permit

County	Single Family	Multi-Family	Total	% Single Family of Total
Alameda	2,357	713	3,070	77%
Contra Costa	3,279	614	3,893	84%
Marin	262	48	310	85%
Napa	313	104	417	75%
San Francisco	70	559	629	11%
San Mateo	355	603	958	37%
Santa Clara	1,760	1,297	3,057	58%
Solano	1,736	174	1,910	91%
Sonoma	1,816	159	1,975	92%
TOTAL	**11,948**	**4,271**	**16,219**	**74%**

TABLE II.7

TRENDS IN UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING TYPE
San Francisco and the Bay Area by County

Year	Bay Area Total	Bay Area Total minus San Francisco	Multi-Family Bay Area Total minus San Francisco	Single Family Bay Area Total minus San Francisco	San Francisco Total	San Francisco Multi-Family	San Francisco Single Family
1983	29,126	27,959	11,038	16,921	1,167	1,011	156
1984	33,295	31,982	14,312	17,670	1,313	904	409
1985	40,502	39,023	20,259	18,764	1,479	1,306	173
1986	45,702	43,665	21,538	22,127	2,037	1,898	139
1987	39,969	37,527	16,098	21,429	2,442	2,287	155
1988	37,495	35,564	10,697	24,867	1,931	1,774	157
1989	35,716	34,208	11,221	22,987	1,508	1,361	147
1990	21,601	20,269	7,562	12,707	1,332	1,171	161
1991	17,014	16,027	6,047	9,980	987	792	195
1992	16,219	15,590	3,712	11,878	629	559	70
TOTAL	**316,284**	**300,873**	**136,266**	**164,608**	**15,412**	**13,570**	**1,843**

TABLE II.8

HOUSING UNITS DEMOLISHED, 1992
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	35	74%	35	46%
Two Units	10	21%	20	26%
Three Units	1	2%	3	4%
Four Units	0	0%	0	0%
5 to 9 Units	0	0%	0	0%
10 to 19 Units	1	2%	18	24%
20 or more Units	0	0%	0	0%
TOTAL	**47**	**100%**	**76**	**100%**

NOTE: Tables 9, 10, and 11 have been discontinued.

TABLE II.12

NET CHANGE of HOUSING UNITS, 1992
Planning Districts in Rank Order

			Structures		Units	
Rank	Planning District	Dist #	Number	Percent	Number	Percent
1	Northeast	3	20	9%	257	35%
2	South of Market	9	3	4%	124	17%
3	Mission	8	9	4%	93	13%
4	Western Addition	5	13	5%	60	8%
5	South Bayshore	10	41	19%	54	7%
6	Downtown	4	9	2%	40	5%
7	South Central	12	13	8%	23	3%
8	Central	7	13	8%	22	3%
9	Outer Sunset	15	19	4%	10	8%
10	Bernal Heights	11	11	5%	11	2%
11	Richmond	1	22	10%	10	1%
12	Marina	2	9	4%	6	1%
13	Ingleside	13	9	4%	5	1%
14	Inner Sunset	14	13	5%	4	1%
15	Buena Vista	6	11	5%	(3)	0%
		TOTAL	**215**	**100%**	**725**	**100%**

TABLE II.13

NET CHANGE IN HOUSING UNITS, 1992
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	38	Western Addition	48	Western Addition	15	Mission	27	Northeast	220
2	South Central	19	Northeast	22	Marina	7	Central	18	South of Market	108
3	South of Market	6	Outer Sunset	20	Northeast	6	Northeast	12	Mission	55
4	Bernal Heights	5	South Bayshore	16	Bernal Heights	0	Marina	0	Downtown	51
5	Ingleside	4	Mission	10	Buena Vista	0	Bernal Heights	0	Bernal Heights	0
6	Inner Sunset	4	South of Market	10	Central	0	Buena Vista	0	Buena Vista	0
7	Richmond	3	Richmond	7	Ingleside	0	Downtown	0	Central	0
8	Mission	1	Bernal Heights	6	Inner Sunset	0	Ingleside	0	Ingleside	0
9	Downtown	0	Central	5	Mission	0	Inner Sunset	0	Inner Sunset	0
10	Central	(1)	South Central	4	Outer Sunset	0	Outer Sunset	0	Marina	0
11	Outer Sunset	(1)	Downtown	3	Richmond	0	Richmond	0	Outer Sunset	0
12	Buena Vista	(2)	Ingleside	1	South Bayshore	0	South Bayshore	0	Richmond	0
13	Marina	(2)	Inner Sunset	0	South Central	0	South Central	0	South Bayshore	0
14	Northeast	(3)	Buena Vista	(1)	South of Market	0	South of Market	0	South Central	0
15	Western Addition	(3)	Marina	(3)	Downtown	(14)	Western Addition	0	Western Addition	0
	TOTAL	**68**		**148**		**14**		**61**		**434**
	PERCENT	9%		20%		2%		8%		60%

TABLE II.14

HOUSING UNITS CERTIFIED COMPLETE, 1992
Planning Districts in Rank Order

Rank	Planning District	Dist #	New Structures	Percent	New Units	Percent
1	Northeast	3	9	5%	250	33%
2	South of Market	9	5	3%	129	2%
3	Western Addition	5	7	6%	66	4%
4	Mission	8	9	3%	62	8%
5	South Bayshore	10	45	29%	58	8%
6	Central	7	9	6%	30	4%
7	South Central	12	22	14%	30	4%
8	Downtown	4	4	1%	28	4%
9	Marina	2	4	3%	25	3%
10	Outer Sunset	15	11	7%	25	3%
11	Richmond	1	11	7%	23	3%
12	Bernal Heights	11	10	6%	14	2%
13	Inner Sunset	14	7	5%	13	2%
14	Ingleside	13	9	6%	12	2%
15	Buena Vista	6	1	1%	2	0%
	TOTAL		**155**	**100%**	**767**	**100%**

TABLE II.15

HOUSING UNITS COMPLETED, 1992
Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	42	Western Addition	54	Western Addition	9	Mission	27	Northeast	220
2	South Central	26	Outer Sunset	22	Northeast	6	Marina	22	South of Market	108
3	Bernal Heights	8	Richmond	21	Bernal Heights	0	Central	79	Downtown	28
4	Ingleside	8	South Bayshore	10	Buena Vista	0	Northeast	12	Mission	25
5	South of Market	7	South of Market	14	Central	0	Bernal Heights	0	Bernal Heights	0
6	Inner Sunset	6	Northeast	42	Downtown	0	Buena Vista	0	Buena Vista	0
7	Central	6	Mission	10	Ingleside	0	Downtown	0	Central	0
8	Outer Sunset	0	Central	7	Inner Sunset	0	Ingleside	0	Ingleside	0
9	Western Addition	3	Inner Sunset	7	Marina	0	Inner Sunset	0	Inner Sunset	0
10	Richmond	2	Bernal Heights	6	Mission	0	Outer Sunset	0	Marina	0
11	Marina	1	Ingleside	0	Outer Sunset	0	Richmond	0	Outer Sunset	0
12	Buena Vista	0	South Central	4	Richmond	0	South Bayshore	0	Richmond	0
13	Downtown	0	Buena Vista	2	South Bayshore	0	South Central	0	South Bayshore	0
14	Mission	0	Marina	2	South Central	0	South of Market	0	South Central	0
15	Northeast	0	Downtown	0	South of Market	0	Western Addition	0	Western Addition	0
	TOTAL	**111**		**181**		**15**		**79**		**381**
	PERCENT	**14%**		**24%**		**2%**		**10%**		**50%**

TABLE II.16

HOUSING UNITS CERTIFIED COMPLETE, 1992
Districts in Rank Order by Bedroom Type

Rank	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More Bedrooms		Unknown	
	District	Units	District	Units	District	Units	District	Units	District	Units	District	Units
1	Northeast	24	Northeast	148	Northeast	72	South of Market	31	South Central	11	Inner Sunset	1
2	Mission	16	South of Market	64	Western Addition	54	South Bayshore	27	South Bayshore	7	Bernal Heights	0
3	South of Market	1	Downtown	16	South of Market	32	Richmond	13	Central	6	Buena Vista	0
4	Bernal Heights	0	Marina	13	Mission	25	South Central	13	Mission	5	Central	0
5	Buena Vista	0	Mission	7	South Bayshore	24	Central	9	Ingleside	4	Downtown	0
6	Central	0	Richmond	4	Central	15	Mission	9	Inner Sunset	4	Ingleside	0
7	Downtown	0	Western Addition	3	Downtown	12	Outer Sunset	9	Bernal Heights	3	Marina	0
8	Ingleside	0	Inner Sunset	2	Outer Sunset	12	Western Addition	9	Outer Sunset	3	Mission	0
9	Inner Sunset	0	Ingleside	1	Marina	11	Bernal Heights	9	Richmond	3	Northeast	0
10	Marina	0	Outer Sunset	1	Bernal Heights	9	Ingleside	9	Northeast	2	Outer Sunset	0
11	Outer Sunset	0	Bernal Heights	0	Richmond	5	Inner Sunset	5	Buena Vista	0	Richmond	0
12	Richmond	0	Buena Vista	0	South Central	3	Northeast	5	Downtown	0	South Bayshore	0
13	South Bayshore	0	Central	0	Buena Vista	1	Buena Vista	1	Marina	0	South Central	0
14	South Central	0	South Bayshore	0	Ingleside	1	Marina	1	South of Market	0	South of Market	0
15	Western Addition	0	South Central	0	Inner Sunset	1	Downtown	0	Western Addition	0	Western Addition	0
	TOTAL	41		259		273		145		48		1
	PERCENT	5%		34%		36%		19%		6%		0%

TABLE II.17

HOUSING UNITS DEMOLISHED, 1992
Districts in Rank Order

Rank	Planning District	Dist #	Structures	Percent	Units	Percent
1	Marina	2	2	4%	19	25%
2	Richmond	1	8	18%	12	16%
3	South Central	12	8	18%	9	12%
3	South of Market	9	8	11%	7	9%
6	Inner Sunset	14	8	9%	7	9%
6	Central	7	5	11%	9	1%
7	South Bayshore	10	5	11%	5	7%
8	Ingleside	13	3	7%	9	5%
9	Outer Sunset	15	2	4%	3	4%
10	Western Addition	5	1	2%	2	3%
11	Northeast	3	1	2%	1	1%
12	Bernal Heights	11	8	2%	1	1%
13	Downtown	4	0	0%	0	0%
13	Buena Vista	6	0	0%	0	0%
15	Mission	8	0	0%	0	0%
		TOTAL	**45**	**100%**	**76**	**100%**

TABLE II.18

HOUSING UNITS DEMOLISHED, 1992
Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	7	Richmond	6	Bernal Heights	0	Marina	18	Bernal Heights	0
2	Richmond	5	Inner Sunset	4	Buena Vista	0	Bernal Heights	0	Buena Vista	0
3	South Bayshore	5	South of Market	4	Central	0	Buena Vista	0	Central	0
4	Central	4	Central	2	Downtown	0	Central	0	Downtown	0
5	Ingleside	4	Outer Sunset	2	Ingleside	0	Downtown	0	Ingleside	0
6	South of Market	4	South Central	2	Inner Sunset	0	Ingleside	0	Inner Sunset	0
7	Inner Sunset	4	Western Addition	2	Marina	0	Inner Sunset	0	Marina	0
8	Bernal Heights	1	Bernal Heights	0	Mission	0	Mission	0	Mission	0
9	Marina	1	Buena Vista	0	Northeast	0	Northeast	0	Northeast	0
10	Northeast	1	Downtown	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
11	Outer Sunset	1	Ingleside	0	Richmond	0	Richmond	0	Richmond	0
12	Buena Vista	0	Marina	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
13	Downtown	0	Mission	0	South Central	0	South Central	0	South Central	0
14	Mission	0	Northeast	0	South of Market	0	South of Market	0	South of Market	4
15	Western Addition	0	South Bayshore	0	Western Addition	0	Western Addition	0	Western Addition	0
	TOTAL	35		18		0		18		0
	PERCENT	46%		30%		0%		24%		0%

APPENDIX TABLE A

NET CHANGE OF RESIDENTIAL STRUCTURES AND UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
102.00	1	1	1	-2	0	0	0	0	0	0	1	12	0	0	3	11
103.00	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
104.00	0	-2	0	0	1	6	0	0	0	0	0	0	2	220	3	224
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
107.00	2	-2	0	0	0	0	0	0	1	6	0	0	0	0	3	4
108.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
109.00	1	-1	0	0	0	0	2	8	0	0	0	0	0	0	3	7
110.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE A

NET CHANGE OF RESIDENTIAL STRUCTURES AND UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	0	0	0	0	0	0	0	0	0	1	4	0	0	1	4
129.00	1	1	0	0	0	0	0	0	1	7	0	0	0	0	2	8
130.00	1	-1	1	2	0	0	0	0	0	0	0	0	0	0	2	1
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	2	0	1	-2	0	0	0	0	0	0	0	0	0	0	3	-2
133.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
134.00	0	0	1	-2	0	0	0	0	0	0	0	0	0	0	1	-2
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	1	-1	0	0	0	-3	0	0	0	0	0	0	0	0	1	-4
152.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
153.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
154.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
155.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
158.00	2	0	-1	-2	0	0	0	0	0	0	0	0	0	0	1	-2
159.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
160.00	0	0	0	0	0	0	1	4	1	9	0	0	0	0	2	13
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE A

NET CHANGE OF RESIDENTIAL STRUCTURES AND UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
162.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
164.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	-1	1	2	0	0	1	-4	0	0	0	0	0	0	2	-3
167.00	2	0	0	0	1	-3	0	0	0	0	0	0	0	0	3	-3
168.98	3	1	0	0	0	0	0	0	0	0	0	0	0	0	3	1
169.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	1	-1	1	2	0	0	0	0	0	0	0	0	0	0	2	1
176.02	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	0	0	0	0	0	0	0	0	0	0	2	51	2	51
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	5	3	3	6	0	0	0	0	0	0	0	0	0	0	8	9
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
204.00	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
205.00	-1	-1	0	0	0	0	0	0	0	0	1	18	0	0	0	17

APPENDIX TABLE A

NET CHANGE OF RESIDENTIAL STRUCTURES AND UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
206.00	3	1	0	0	0	0	0	0	0	0	0	0	0	0	3	1
207.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208.00	2	-2	0	0	1	3	0	0	0	0	0	0	0	0	3	1
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	0	0	1	12	1	30	2	42
212.00	2	1	0	0	0	0	0	0	0	0	0	0	0	0	2	1
213.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
214.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
215.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
216.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
226.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
227.00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
228.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229.00	-2	-2	-2	-4	0	0	0	0	0	0	0	0	0	0	-4	-6
230.00	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
231.00	1	-1	0	0	0	0	1	4	0	0	0	0	1	25	3	28
232.00	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
233.00	27	27	0	0	0	0	0	0	0	0	0	0	0	0	27	27
234.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
251.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE A

NET CHANGE OF RESIDENTIAL STRUCTURES AND UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
252.00	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	3	1	0	0	0	0	0	0	0	0	0	0	0	0	3	1
257.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
258.00	5	3	1	2	0	0	0	0	0	0	0	0	0	0	6	5
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
261.00	-1	-1	2	0	0	0	1	4	0	0	0	0	0	0	2	3
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
264.00	5	3	-1	-2	0	0	0	0	0	0	0	0	0	0	4	1
301.01	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
301.02	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
302.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
305.00	3	-1	0	0	0	0	0	0	0	0	0	0	0	0	3	-1
306.00	3	3	1	2	1	3	0	0	0	0	0	0	0	0	5	8
307.00	6	3	0	0	-1	-3	0	0	0	0	0	0	0	0	5	0
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE A

NET CHANGE OF RESIDENTIAL STRUCTURES AND UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
310.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	2	0	1	-2	0	0	0	0	0	0	0	0	0	0	3	-2
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
327.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
328.00	3	1	0	0	1	-3	0	0	0	0	0	0	0	0	4	-2
329.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
330.00	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
331.00	4	2	0	0	0	0	0	0	0	0	0	0	0	0	4	2
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	1	1	0	0	3	9	0	0	0	0	0	0	0	0	4	10
352.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
353.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
426.00	2	-2	1	2	3	9	0	0	0	0	0	0	0	0	6	9
427.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
428.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
451.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
452.00	1	-1	1	-2	0	0	0	0	0	0	0	0	0	0	2	-3

APPENDIX TABLE A

NET CHANGE OF RESIDENTIAL STRUCTURES AND UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
476.00	3	-1	-1	-2	1	3	0	0	0	0	0	0	0	0	3	0
477.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
478.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
479.00	-1	-1	2	-4	0	0	0	0	0	0	0	0	0	0	1	-5
601.00	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
602.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
603.00	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
604.00	3	1	0	0	0	0	0	0	0	0	0	0	0	0	3	1
605.00	5	1	1	2	1	3	0	0	0	0	0	0	0	0	7	6
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	163	59	32	32	0	0	7	20	4	28	5	61	6	326	230	553

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
103.00	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
104.00	0	0	0	0	0	0	0	0	0	0	0	0	2	220	2	220
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
108.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
109.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	0	0	0	0	0	0	0	0	0	2	22	0	0	2	22
129.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
130.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160.00	0	0	0	0	0	0	1	4	1	9	0	0	0	0	2	13
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
162.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
164.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	3	3	3	6	0	0	0	0	0	0	0	0	0	0	6	9
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
204.00	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
205.00	0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE

San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
206.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
207.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
226.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
227.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
228.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230.00	0	0	3	6	0	0	0	0	0	0	0	0	0	0	3	6
231.00	0	0	0	0	0	0	1	4	0	0	0	0	1	25	2	29
232.00	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
233.00	28	28	0	0	0	0	0	0	0	0	0	0	0	0	28	28
234.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
251.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
252.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
257.00	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	5
258.00	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
261.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
264.00	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
301.01	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
301.02	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
302.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
305.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
306.00	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
307.00	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
308.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
310.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
327.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
328.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
329.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
330.00	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
331.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	3	9	0	0	0	0	0	0	0	0	3	9
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
426.00	0	0	1	2	3	9	0	0	0	0	0	0	0	0	4	11
427.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
476.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
477.00	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
478.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
479.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
601.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	103	103	33	66	11	33	4	16	2	15	6	79	4	273	163	585

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	0	0	0	0	0	0	0	0	0	1	18	0	0	1	18
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
162.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
204.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
216.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
228.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229.00	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
230.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
232.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
233.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
252.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
257.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
261.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
264.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
301.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.02	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
303.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
305.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
306.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
307.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
308.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
310.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
329.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
426.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1992

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
476.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477.00	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
478.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
479.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
601.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	34	34	10	20	1	3	0	0	0	0	1	18	0	0	46	75

ACKNOWLEDGEMENTS

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- SUMMARY -

HOUSING INFORMATION SERIES

Changes in the Housing Inventory for 1993 and 1994

Planning Department of the
City and County of San Francisco

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A. SUMMARY

The Housing Inventory Report monitors San Francisco's housing production and changes to the city's housing stock. The report is used to asses housing production trends and Residence Element policy implications.

Housing production increased to 1,234 units in 1994 from 379 units in 1993.
The number of units certified complete decreased from 767 in 1992 to a low of 379 units in 1993 and increased to 1,234 units in 1994. Much of the 1994 housing production was from the completion of 776 affordable units already under construction in 1993. The 1992-93 period experienced the lowest level of housing production since the 1981-82 recession. Annual housing production has decreased from an average of 1,842 units per year from 1985 to 1989 to an average of 1,266 units per year since 1990.

Affordable housing production increased to an annual high of 776 units in 1994.

New affordable housing construction increased to 776 units in 1994 from 108 units in 1993. Affordable housing accounted for 63% of total units completed in 1994, and 28% of total units completed in 1993. Affordable housing construction accounted for 31% (1,981 units) of total units completed (6,327) since 1990. Affordable housing construction increased from an average of 332 units per year in the 1980's to 392 units per year since 1990. Of the new affordable units completed in 1994, a majority (45%) were family size units, 16% were elderly units, and 39% were group housing units for persons with special housing needs.

More units lost by mergers and alterations than by demolitions.

Residential demolition continued to decline in 1993 and 1994 (26 units in 1993 and 25 units in 1994). In the two year period, more units were eliminated by mergers (56 units) and City code abatement (80 units) than by demolition (51 units). Sixty three units were gained from additions to existing buildings in 1993 and 1994. Units gained minus units lost by alterations resulted in a loss of 65 units in 1993 and 23 units in 1994.

New construction permits appear to be slowing in 1995.

The Planning Department approved over 1,500 units per year in both 1993 and 1994. However, the volume of units under Planning review is expected to drop below 1,000 units in 1995. While Planning permit approval was high in 1993 and 1994, the number of projects starting construction is not keeping pace with the approval rate.

The number of units authorized for construction by the Building Department was about 1,000 units per year in 1993 and 1994. This was an increase from a low of 629 units in 1992. The number of units authorized for construction decreased again in 1995; only 242 units were approved for construction from January through June. Housing production generally follows a decline in units Authorized for Construction.

This level of permit activity suggest that housing production will again drop below 1,000 units per year in 1995. More in-fill buildable projects and more already approved projects need to be financed and built if housing production is to rebound.

The City's housing stock totaled 334,047 units with a net gain of 1,474 units.

The City's housing stock gained a net total of 1,474 units in the 1993-94 period with the construction of 1,676 units minus the elimination of 202 units by demolition and alterations, resulting in a total housing supply of 334,047 units.

B. INTRODUCTION

This is a summary of the Housing Inventory Report for 1993 and 1994. The entire report contains 99 pages and 51 data tables. For more detail information refer to the report. Copies of the report can be obtained from San Francisco's Planning Department, Fifth floor, 1660 Mission Street, San Francisco, CA 94103-2414.

The Housing Information Series, Changes in the Housing Inventory (Housing Inventory Report) has reported annual housing production and changes in San Francisco's housing supply since 1960. This is a joint report for 1993 and 1994. No report was published in 1994 due to the Department's move to 1660 Mission Street and move related data access problems at DBI due to a conversion to a new computer system.

The report provides a consistent data base for analyzing housing trends and projections, including housing production, demolitions, and other changes to San Francisco's housing stock. It tracks units added by new construction and units lost by demolition; building activity by zoning classification; units added or removed by alteration permits; rental and condominium activity; affordable housing production; and changes in residential hotel units. It also includes an annual update of housing affordability by income levels for rental and ownership units.

The report's focuses on projects completed which receive a "Certificate of Final Completion" (CFC) or "Temporary Permit of Occupancy" (TPO) from the Department of Building Inspection (DBI). Statistical findings are reported by citywide totals, by census tracts, and by Planning Districts.

The report supplements units completed data with information on projects in Planning review, projects approved for construction, and projects under construction. These data provide an overall view of housing production. The report also contains Bay Area County housing production totals.

The principal findings are reported in Part I of the report. Part II details data for units completed or demolished in 1994. Similar tables for 1993 are not included in the report but can be made available upon request.

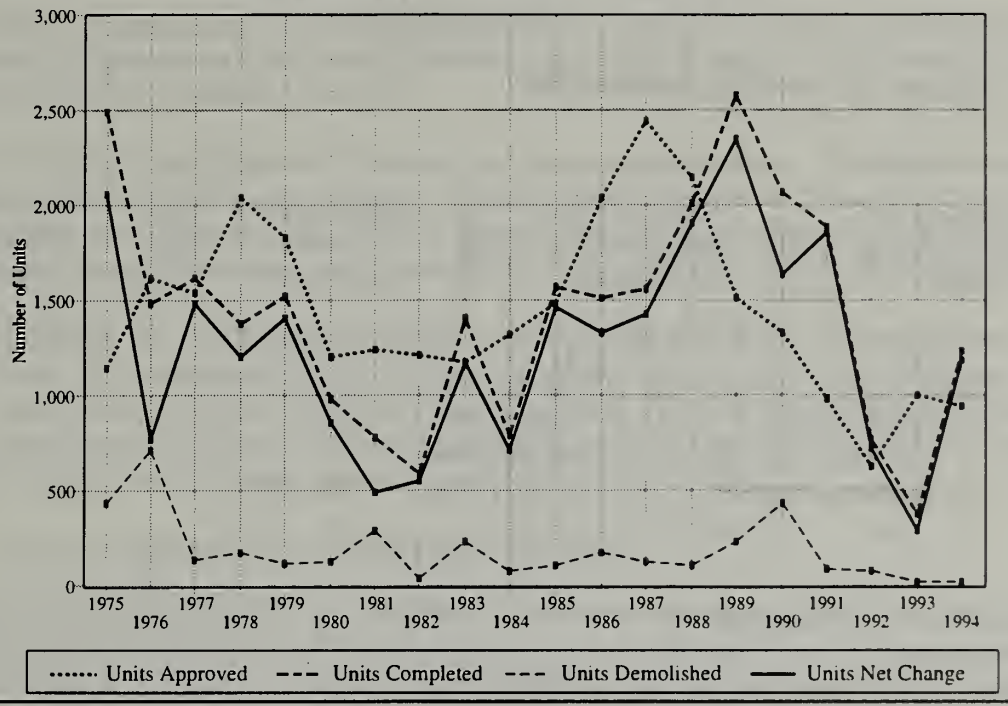
Primary data for the report are obtained from the Department of Building Inspection (DBI). Secondary data are obtained from the Department of Public Works' Condominium Subdivision Office and DBI's Housing Inspection Services Division. Data for new construction dwelling unit size and Commission projects are obtained from Planning Department records. Information on project affordability is obtained from the San Francisco Redevelopment Agency and the Mayor's Office of Housing. Bay Area nine county data are derived from the U.S. Bureau of the Census permit application forms. Other data sources include the City Assessor's Office, California State Census Data Center, San Francisco Board of Realtors, and project sponsors.

Efforts are made to verify the accuracy of the data and to insure completeness, but it should be noted that the status of a project may change and that the data may be subject to irregularities.

Staff Contact: Roger Herrera, phone (415) 558-6316, FAX (415) 558-6426.

Graph 1

20 YEAR HOUSING CONSTRUCTION TRENDS



C. HOUSING TRENDS

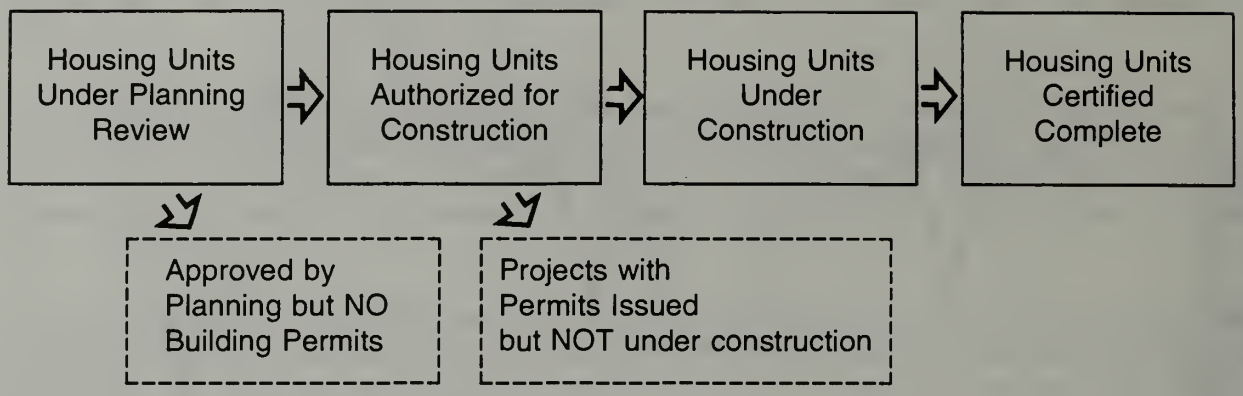
Housing construction continued to decrease to a twenty year low of only 379 units in 1993 but recovered to 1,234 in 1994 with the completion of a number of affordable housing developments. During this two year period the City's housing stock grew by a net 1,474 units with the construction of 1,676 units and the loss 136 units by mergers and alterations, 51 units by demolitions, and 15 units by conversions.

TABLE 1. SAN FRANCISCO HOUSING TRENDS

Year	Units Approved/ Bld. Permits	Units Completed New Const.	Units Demolished	Net Gain or Loss by Alterations	Net Change
1985	1,479	1,568	105	NA	1,463
1986	2,037	1,507	173	NA	1,334
1987	2,442	1,568	127	NA	1,426
1988	2,148	2,011	104	NA	1,907
1989	1,508	2,573	228	NA	2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186

D. HOUSING PRODUCTION

The "stream" of housing production:



The "stream" of housing production flows from residential units under review to units approved for construction, to units under construction, and to units completed. Two intermediate steps are units approved by Planning but not yet having building permits, and units with building permits but not yet under construction. Information on projects in the two intermediate stages is particularly important if start of construction is being delayed voluntarily by project sponsors (during "soft" market conditions) or, involuntarily, due to lack of financing.

The number of units at any one stage in the permit process can be a key indicator of current, past and future housing production. Housing production is measured in terms of units rather than projects because the number of units in a project varies. The "volume" in housing production is a measure of the number of units produced, and the "flow" in production is the time it takes from permit approval to project completion. During "soft" market conditions, production can be reduced by delays in the construction of approved projects and an overall reduction in new construction permit activity.

Housing production may remain constant, increase or decrease, and speed up or slow down depending on timing and changes in market conditions and financing. Consumer confidence, employment growth, interest rates and/or type of housing product affect market conditions. Under slow market conditions, a project sponsor may delay construction until market conditions are more favorable. Not all projects reviewed or approved are built. Some approved permits may not be picked up because the project sponsor does not wish to pay the review fees if the project has not yet been financed. Other permits that are issued (picked up) may not start construction if financing is not secured. A project application may be withdrawn, disapproved, revised, or a permit may expire.

Generally, as a project proceeds in the permit process, the certainty of a project being completed increases significantly once construction starts. If a building permit is issued and construction begins, project completion ranges from one to two years depending on project size. Project completed receive a Certificate of Final Completion (CFC) and the units are added to the city's housing supply.

The status of a project changes as it proceeds through the permit process. The amount of permit activity in each stage of the permit process can be examined in detail or in combination with other indicators to determine whether production is expected to decrease, level off, or increase. This information can flag current problems and help forecast future housing production levels.

1. Units in Planning Review

The number of residential **units under Planning review** is lower than in previous years even though the number of Commission Cases remain about the same. This is because current projects tend to be smaller and with fewer number of units.

For most projects, Planning review is the first step in the permit process. The amount of units and projects under Planning review is indicative of future housing production. The type of projects signal future condominium construction, rental, live/work, and other types of projects. For housing production to increase in the long run, the number of projects and units under review need to increase.

In 1993 and 1994, the City Planning Commission approved about 1,500 dwelling units per year. As of July 1995 there are approximately 500 new residential units in major projects under Planning review. Most of these projects are projects requiring special Planning review for Conditional Use or Environmental Review. These projects do not include projects requiring only a building permit or projects requiring formal Planning review which have not yet filed.

2. Projects Authorized for Construction by DBI

Building or construction permits are reviewed and issued by the Department of Building Inspection (DBI). Approved projects are issued a building permit as **units Authorized for Construction**. This indicator accounts for all units approved and signals starts in housing construction. Projects with building permits generally start construction within 90 days from the date the permit is issued. However, some projects may extend start of construction for up to a year; if the permit is not picked up or acted on, the permit may expire or be cancelled.

The number of units Authorized for Construction increased to approximately 1,000 units in both 1993 and 1994 from a low of 629 units in 1992. 1995 may be another low year in units Authorized for Construction with only 242 units approved through June 1995. The previous high was in 1987 when 2,442 units were Authorized for Construction. The ten year average is 1,450 units per year.

Permits for single family housing account for only a small percentage (10%) of overall production, whereas multi-unit projects with 5 or more units account for 75% of all units approved in 1994.

TABLE 2 UNITS AUTHORIZED FOR CONSTRUCTION BY DBI

Year	Single	2 Units	3-4 Units	5+ Units	**Total Units**	Total Buildings
1/2 year 1995 *	49	46	47	100	**242**	96
1993	107	92	38	711	**948**	201
1993	85	76	67	773	**1,001**	166
1992	70	74	52	433	**629**	141
1991	195	118	119	555	**987**	308
1990	161	88	158	925	**1332**	283

* This is a half year update from January through June 1995

3. Units Under Construction

Units in **projects under construction** is an indicator or current housing construction activity. The report identifies about 830 units in projects under construction. Very large approved projects have not started construction due to a lack of financing for such projects. However, wood frame in-fill projects continue to be constructed and there has been an increase in alteration permits and seismic retrofit construction.

4. Units Certified Complete

The number of **units completed** increased to 1,238 units in 1994 from an all time low of 379 units in 1993. The increase in units completed in 1994 was attributed largely to the completion of a number of affordable housing developments already under construction. The previous low in units completed was in 1982 when 589 units were completed. The number of units completed has steadily declined from a high of 2,573 units in 1989. The 1985 to 1989 five year period averaged 1,842, while the 1990 to 1994 five year period averaged 1,266 units per year, about 580 less units per year.

Units Certified Complete signal an increase in the City's housing supply, and changes in the housing inventory from units gained or lost resulting from the completion of new construction, subdivisions, conversions, and demolition permits.

5. Changes in the Housing Stock

The city's housing stock changes annually as a result of new construction, alterations, and demolitions. The annual net housing change is the sum of the units completed by new construction and alterations minus units lost by demolition and alterations. The housing stock gained 288 units in 1993 and 1,186 units in 1994, resulting in a total net gain of 1,474 units in the two year period. The annual net gain is added to the cumulative housing stock total to yield a citywide housing stock total of 334,047 units.

The housing stock is approximately equally divided into one third single family homes, one third moderate density units in two to nine unit buildings, and one third higher density units in ten or more unit buildings. This distribution changes little from year to year, although in the long run residential densities are increasing from new construction. Seventy three percent of the units completed since 1985 were in buildings with 10 or more units.

TABLE 3 SAN FRANCISCO HOUSING STOCK
December 30, 1994

	Single Family	2-4 Units	5-9 Units	10-19 Units	20+ Units	Total Units
1990 Base Census 4/1/90	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain * 1990 to 1994	* 155 (265)	* 582 (472)	131	367	4,341	5,576
Total Units 12/30/94	**105,418** **(105,528)**	**79,471** **(79,361)**	**37,112**	**36,578**	**75,468**	**334,047**

* The net gain for 2 to 4 units is high by about 110 units and low by the same for single family units as a result of units gained or lost by alterations. These will be adjusted in the 1995 figures.

Graph 2

SAN FRANCISCO HOUSING STOCK
Number of Units by Building Type

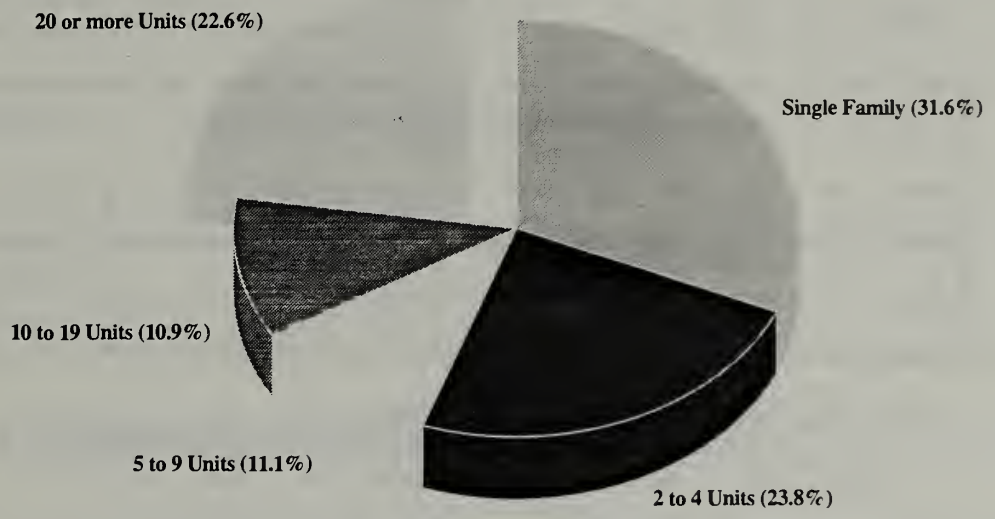
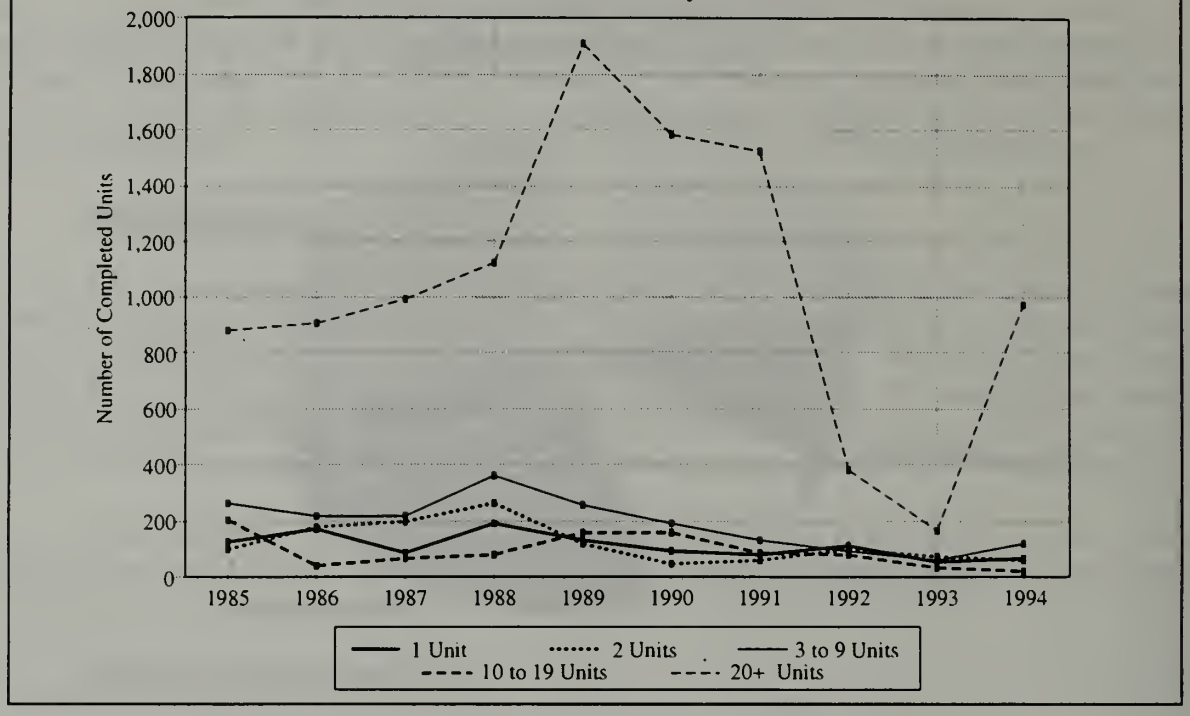


TABLE 4 UNITS COMPLETED BY BUILDING TYPES

Year	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1985	123	100	260	206	879	1,568
1988	172	176	217	38	904	1,507
1987	83	200	215	64	991	1,553
1988	191	262	361	76	1,121	2,011
1989	133	122	252	158	1,908	2,573
1990	89	48	190	156	1,582	2,065
1991	79	62	129	38	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	56	36	162	379
1994	63	62	121	16	972	1,234
Total	1,095	1,206	1,897	916	10,425	15,539
Percent	7%	8%	12%	6%	67%	100%

Graph 3

HOUSING CONSTRUCTION by BUILDING TYPE



E. HOUSING CHARACTERISTICS

1. Building Types, Densities and Tenure

Much of the housing production in the last ten years has been from an increase in large mixed-use residential developments with 20 or more units. However, construction of these types of projects significantly decreased in 1992 and 1993 and overall production fell. In 1994 there was an increase in multi-unit construction with the completion of a number of new affordable housing developments. Seventy eight percent of the units completed in 1994 were in projects with twenty or more units. Permit data also show a recent increase in live/work units which is considered commercial occupancy under the Planning Code.

Dwelling units in San Francisco are generally small. Forty four percent of the units are studios or one bedroom units; 31.3% are two bedroom units; and only 24.9% are three or more bedroom units. The Housing Inventory reports new construction by number of bedrooms. New construction has been primarily one and two bedroom units in large multi-unit developments, and large units with 3 or 4 bedrooms in single family units and flats.

The 1990 Census indicates that 65.5% of the households in San Francisco are renters and that only 34.5% of the households are owners. Owner occupied units rose 1.5% from 33% in 1980 largely to an increase in large multi-unit condominiums, condominium conversions, and an increase in owner-occupied flats during the 1980's.

F. RESIDENTIAL DEMOLITIONS

Residential demolition decreased to 25 units in 1994 and 26 units in 1993 from 76 in 1992. This is substantially below a ten year average of 150 units from 1984 to 1992. Single family housing demolition totaled 46 units in 1991, 35 units in 1992, 17 units in 1993, and 15 units in 1994. Most of the units demolished in 1994 were single family units in RH-1, RH-2, and RM-1 districts (72%).

TABLE 5 **UNITS DEMOLISHED**
By Building Type

Year	Buildings	1 Unit	2 Units	3 - 4 Units	5+ Units	Total
1994	17	14	4	0	7	25
1993	21	17	6	3	0	26

G. ALTERATIONS AND CONVERSIONS

In 1994, residential alteration permits accounted for $101,108,000 in construction dollars, more than for new multi-unit housing construction ($98,982,000). Most alteration permits are for interior improvements within an existing building envelope. Some horizontal or vertical additions may increase the size of a unit or may increase the number of units in the building.

The report examines only alteration permits which added or eliminated dwelling units from the housing stock. Units may also be gained by conversion of commercial, industrial, or institutional space to residential use. Legalization of existing illegal units also add units to the housing count. Units may be eliminated by mergers of small units into larger units, and by conversions to commercial use, or by City code abatement.

More units were eliminated than were added by alteration permits in 1994 and 1993. Residential alterations resulted in the addition of 30 units in 1993 and 33 units in 1994. Most of these units were from the addition of a unit to an existing building, such as an addition to a single family unit in an RH-2 district. Approximately 58 units were removed in 1994 and 95 units in 1993 as a result of mergers, City Code enforcement, and conversions to non-residential use. Units added minus units lost resulted in a net loss of 23 units in 1994 and 65 units in 1993.

TABLE 6 UNITS ADDED or ELIMINATED by ALTERATION PERMITS

Year	Units Added	Units Eliminated	Net Change
1990	178	73	105
1991	96	156	-60
1992	134	100	34
1993	30	95	-65
1994	33	56	-23
Total	471	480	-9

H. NEW AFFORDABLE HOUSING CONSTRUCTION

Approximately 776 new affordable units were completed in 1994, and 108 units in 1993. Affordable units accounted for 63% of total units completed in 1994, and 28% of total units completed in 1993.

Approximately 3,324 new affordable units were constructed from 1980 to 1989. Since 1990 approximately 1,981 new affordable units have been constructed, or 31% of 6,327 total new units completed. Production in the 1980's averaged 332 units per year compared to an average of 392 units per year since 1990.

The report does not account for affordable units resulting from the acquisition and rehabilitation of existing units by nonprofit housing organizations. These units are part of the inventory of affordable housing production although they do not add to the housing supply. It is estimated that approximately 5,000 units have been made permanently affordable by acquisition and rehabilitation activity since 1990.

TABLE 7 **NEW HOUSING CONSTRUCTION**
By Income Levels

Year	Very Low	Low	Moderate	Market Rate	Total Units	Total Affordable units	Total Affordable percent
1980 to 1989	1,518	1,013	793	10,427	13,751	3,324	24%
1990	278	180	0	1,607	2,065	458	22%
1991	203	154	32	1,493	1,882	389	21%
1992	16	180	54	517	767	250	33%
1993	108	0	0	271	379	108	28%
1994	686	86	4	458	1,234	776	63%
90-94 Total	1,291	600	90	4,346	6,327	1,981	31%

TABLE 8 **NEW AFFORDABLE HOUSING CONSTRUCTION**
by User Types and Year Completed

	1990	1991	1992	1993	1994
Family	0	251	228	68	350
Elderly [1]	101	0	0	96	123
Other Units [2]	357	96	10	0	0
Group Housing [3]	0	42	12	0	303
Total	458	389	250	108	776

1. Elderly units may be dwelling units, group housing or SRO units.
2. Units such as affordable live work units, inclusionary affordable units, and special user group units.
3. Group housing includes SRO's, residential care facilities, shelters and transitional housing.

Affordable housing is the rental or home ownership price which households can afford based on U.S. Department of Housing and Urban Development (HUD) income guidelines by household size for the San Francisco Primary Metropolitan Statistical Area (PMSA). The **1995 HUD median income** for a four person household in the San Francisco PMSA was **$58,800**, a 2% increase from $57,600 in 1994.

Based on the 1995 HUD income limits, Table 9 shows the incomes and price guidelines for the most frequently used definitions for affordable rental units. An affordable rental unit is a unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable price guidelines for ownership units are found on page 25 of the Housing Inventory Report. An affordable ownership unit is a unit for which the mortgage payments, property taxes, and insurance equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30 year 9.25% fixed rate loan, including homeowners dues, property taxes, PMI, and insurance.

Market rate units are units priced without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small new market rate units may be priced at levels which are affordable to moderate income households.

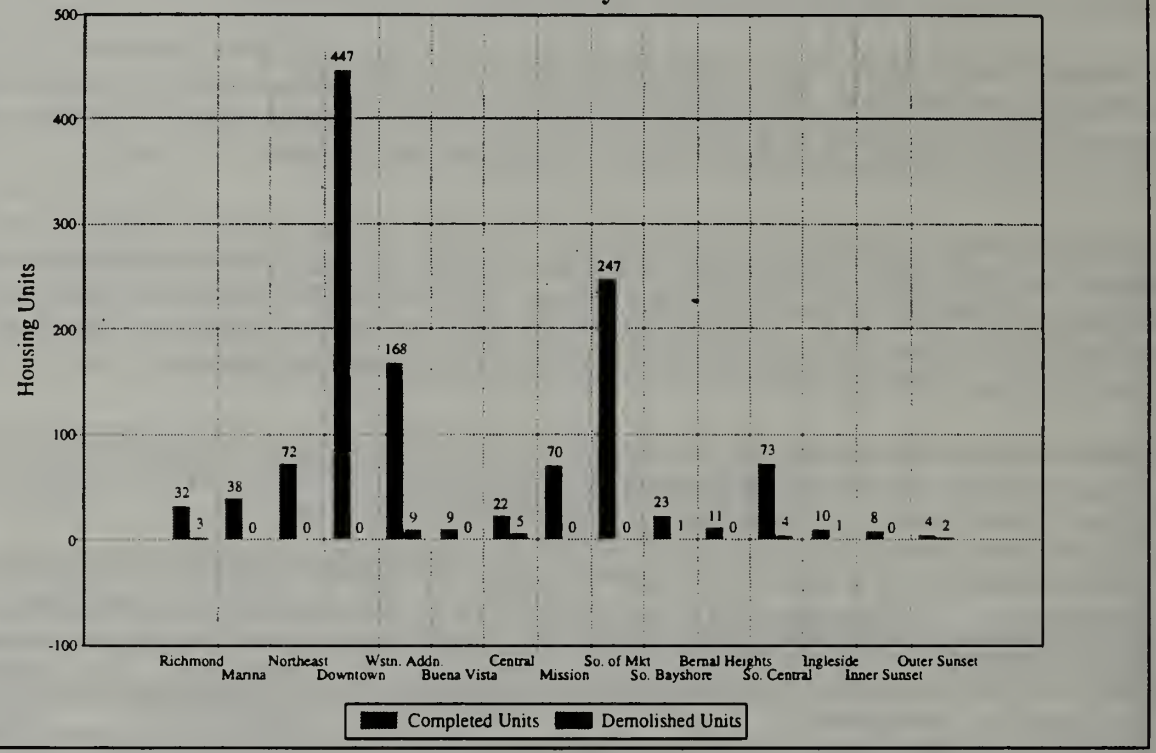
TABLE 9 1995 RENTAL AFFORDABLE HOUSING GUIDELINES

RENTAL HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low (25% of HUD median income)	1	Studio	$10,300	$257
	2	1 Br	$11,750	$294
	3	2 Br	$13,250	$331
	4	3 Br	$14,700	$368
Very Low Income (50% of HUD median income)	1	Studio	$20,600	$515
	2	1 Br	$23,500	$588
	3	2 Br	$26,450	$662
	4	3 Br	$29,400	$735
Lower Income (60% of HUD median income)	1	Studio	$24,700	$617
	2	1 Br	$28,200	$706
	3	2 Br	$31,750	$794
	4	3 Br	$35,300	$882
Low Income (80% of HUD median income)	1	Studio	$32,950	$823
	2	1 Br	$37,650	$941
	3	2 Br	$42,350	$1,058
	4	3 Br	$47,050	$1,176

I. NEIGHBORHOOD FINDINGS - 1994

Graph 5

HOUSING UNIT CHANGES by PLANNING DISTRICT





Map 1 Planning Area Map

The Downtown, South of Market and Western Addition districts gained the most units in 1993 and 1994. Consistent with low overall residential demolition in 1993 and 1994, none of the individual districts had a high number of units demolished.

Annual district data examine changes in the housing stock in each of the City's 15 Planning Districts. District tables includes single family and multi-unit housing production, units completed by number of bedrooms, and units demolished by building type. District Table 10 on the following page reports the number of units by Planning District based on 1990 census plus net gain through 1994.

TABLE 10	SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT - 1994					
	UNITS BY BUILDING TYPE					
PLANNING DISTRICT	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1. RICHMOND	10,258	15,159	5,135	3,994	2,020	36,566
Percent	28	41	14	11	6	100
2. MARINA	2,747	5,882	3,685	7,242	5,853	25,409
Percent	11	23	15	29	23	100
3. NORTHEAST	1,458	6,982	6,402	6,649	14,845	36,336
Percent	4	19	18	18	41	100
4. DOWNTOWN	87	398	512	1,918	22,402	25,317
Percent	0	2	2	8	88	100
5. WESTERN ADDITION	1,569	6,001	3,823	4,724	10,580	26,697
Percent	6	22	14	18	40	100
6. BUENA VISTA	1,774	7,007	3,352	1,921	2,114	16,168
Percent	11	43	21	12	13	100
7. CENTRAL	8,147	9,909	3,014	2,407	2,228	25,705
Percent	32	39	12	9	9	100
8. MISSION	2,337	8,683	4,222	2,872	3,517	21,631
Percent	11	40	20	13	16	100
9. SOUTH OF MARKET	2,110	2,577	1,289	636	5,041	11,653
Percent	18	22	11	5	43	100
10. SOUTH BAYSHORE	6,328	1,644	887	323	204	9,386
Percent	67	18	9	3	2	100
11. BERNAL HEIGHTS	5,109	2,973	481	197	274	9,034
Percent	57	33	5	2	3	100
12. SOUTH CENTRAL	19,425	2,660	1,005	764	910	24,764
Percent	78	11	4	3	4	100
13. INGLESIDE	15,715	1,402	460	922	3,743	22,242
Percent	71	6	2	4	17	100
14. INNER SUNSET	9,707	4,173	1,490	1,341	1,250	17,961
Percent	54	23	8	7	7	100
15. OUTER SUNSET	18,647	4,021	1,355	668	487	25,178
Percent	74	16	5	3	2	100
CITYWIDE TOTAL	**105,418**	**79,471**	**37,112**	**36,578**	**75,468**	**334,047**
Percent	**32**	**24**	**11**	**11**	**23**	**100**

J. MAJOR PROJECTS

The report lists major projects completed and in the "pipeline", such as projects under Planning review, approved for construction, or under construction. Most major projects competed in 1993 and 1994 were affordable projects by non-profit housing development corporations.

TABLE 11 MAJOR RESIDENTIAL DEVELOPMENTS COMPLETED in 1993 and 1994

Project Name/ Address	Sponsor	Year	Total Units	Unit Mix		Tenure Type	Affordability / Comments
201 Turk St.	Chinese Comm. Housing Corp./ A.F. Evans Corp.	1994	175	12 81 45 37	stds 1 bed 2 bed 3 bed	rental/ family/ elderly	163 very low income 6 low income
333 Fell St.	BRIDGE Housing Corp.	1994	82	4 20 24 34	stds 1 bed 2 bed 3 bed	rental/ family/ elderly	82 very low income
241 6th St. Knox Hotel	Tenants & Owners Dev. Corp.	1994	140	140	SRO	rental/	140 extremely low income; homeless
701 Natoma St. Canon Kip	Episcopal Community Services	1994	104	104	SRO	rental	104 extremely low income; homeless
1303 Larkin St.	Chinese Comm. Housing Corp.	1994	63	59 4	SRO 1 bed	rental/ elderly	42 ext. low income 20 very low income
440 Valencia Plaza del Sol	Mission Housing Dev. Corp.	1994	59	25 29 5	2 bed 3 bed 4 bed	rental/ family	38 ext. low income 21 very low income
1028 Howard St.	Mercy Charities Housing	1994	30	5 11 14	1 bed 2 bed 3 bed	rental/ family	30 very low income.
518 Minna St.	Asian Inc.	1994	24	12 12	2 bed 3 bed	rental/ family	6 ext. low income 18 very low income.
1000 Market St.	Comm. Housing Partnership	1994	59	59	SRO	rental	59 ext. low income; homeless
111 Jones	Mercy Charities Housing	1993	108	8 64 16 20	stds 1 bed 2 bed 3 bed	rental/ family/ elderly	60 ext. low income 48 very low income
401 Main St. Portside	Emerald Fund Group	1994	62	26 26 10	1 bed 2 bed 3 bed	condos	Marker Rate: total project to be 240 units
1388 Gough St. Post International	SOCO Limited	1994	72	4 56 8	stds 2 bed 3 bed	condos	Market Rate: $290,000 to $625,000

K. REGIONAL PERSPECTIVE



Map 2

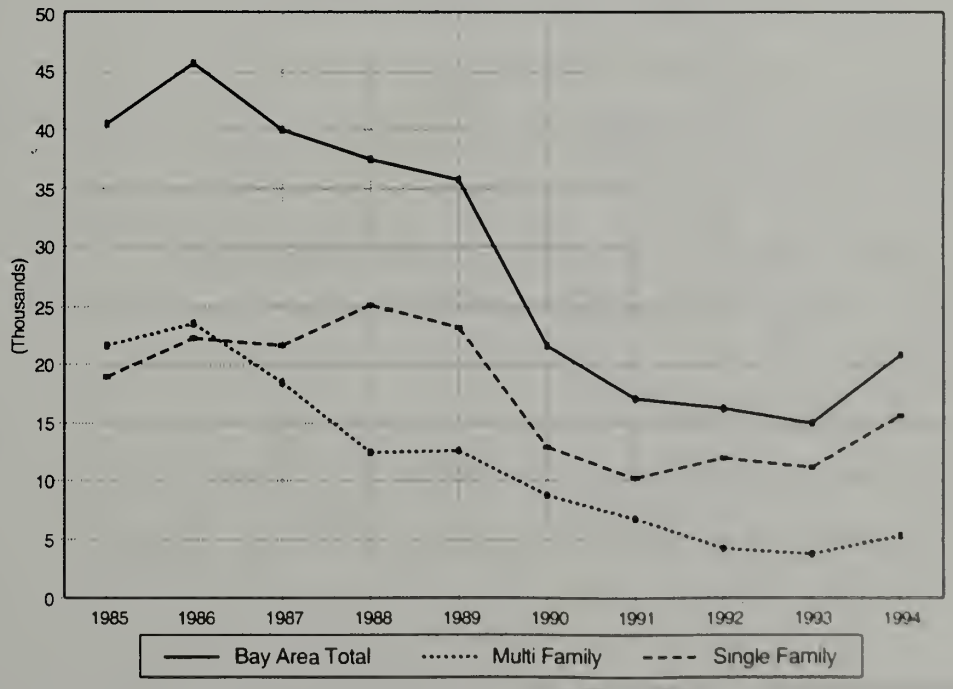
Nine county Bay Area housing production has declined from an annual peak of 45,700 units in 1986. Bay Area housing production has generally been of lower density than San Francisco housing.

San Francisco, which generally has an older stock of housing, continues to have a higher rate of alteration permit activity compared to other Bay Area counties.

The regional data are based on permit approvals rather than on projects completed.

Graph 6

10 YEAR BAY AREA HOUSING TRENDS



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HOUSING INFORMATION SERIES

Changes in the Housing Inventory for 1993 and 1994

Planning Department of the
City and County of San Francisco

HOUSING INVENTORY REPORT

Planning Department of the
City and County of San Francisco

August 1995

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KEY FINDINGS

1993 through mid 1995

Housing production increased to 1,234 units in 1994 from 379 units in 1993.

The number of units certified complete decreased from 767 in 1992 to a low of 379 units in 1993 and increased to 1,234 units in 1994. Much of the 1994 housing production was from the completion of 776 affordable units already under construction in 1993. The 1992-93 period experienced the lowest level of housing production since the 1981-82 recession. Annual housing production has decreased from an average of 1,842 units per year from 1985 to 1989 to an average of 1,266 units per year since 1990.

Affordable housing production increased to an annual high of 776 units in 1994.

New affordable housing construction increased to 776 units in 1994 from 108 units in 1993. Affordable housing accounted for 63% of total units completed in 1994, and 28% of total units completed in 1993. Affordable housing construction accounted for 31% (1,981 units) of total units completed (6,327) since 1990. Affordable housing construction increased from an average of 332 units per year in the 1980's to 392 units per year since 1990. Of the new affordable units completed in 1994, 45% were family size units, 16% were elderly units, and 39% were group housing units for persons with special housing needs.

More units lost by mergers and alterations than by demolitions.

Residential demolition continued to decline in 1993 and 1994 (26 units in 1993 and 25 units in 1994). In the two year period, more units were eliminated by mergers (56 units) and City code abatement (80 units) than by demolition (51 units). Sixty three units were gained from additions to existing buildings in the two year period. Units gained minus units lost by alterations resulted in a loss of 65 units in 1993 and 23 units in 1994.

New construction permits appear to be slowing in 1995.

The Planning Department approved over 1,500 units per year in both 1993 and 1994. However, the volume of units under Planning review is expected to drop below 1,000 units in 1995. While Planning permit approval was high in 1993 and 1994, the number of projects starting construction fell because large multi-unit developments were not being financed.

The number of units authorized for construction by the Building Department was about 1,000 units per year in 1993 and 1994. This was an increase from a low of 629 units in 1992. The number of units authorized for construction decreased again in 1995; only 242 units were approved for construction from January through June.

This level of permit activity suggest that housing production will again drop below 1,000 units per year in 1995. More in-fill buildable projects and more already approved projects need to be financed and built if housing production is to rebound.

The City's housing stock totaled 334,047 units with a net gain of 1,474 units.

The City's housing stock gained a net total of 1,474 units in the 1993-94 period with the construction of 1,676 units minus the elimination of 202 units by demolition and alterations, resulting in a total housing supply of 334,047 units.

INTRODUCTION

The Housing Information Series, Changes in the Housing Inventory (Housing Inventory Report) has reported annual housing production and changes in San Francisco's housing supply since 1960. This is a joint report for 1993 and 1994. No report was published in 1994 due to the Department's move to 1660 Mission Street and permit data access problems at DBI due to a conversion to a new computer system.

The Housing Inventory Report is a statistical report. The report provides a consistent data base for analyzing housing trends and projections, including housing production, demolitions, and other changes to San Francisco's housing stock. It tracks units added by new construction and units lost by demolition; building activity by zoning classification; units added or removed by alteration permits; rental and condominium activity; affordable housing production; and changes in residential hotel units. It also includes an annual update of housing affordability by income levels for rental and ownership units.

The report's focuses on projects completed which receive a "Certificate of Final Completion" (CFC) or "Temporary Permit of Occupancy" (TPO) from the Department of Building Inspection (DBI). Statistical findings are reported by citywide totals, by census tracts, and by Planning Districts.

The report supplements units completed data with information on projects in Planning review, projects approved for construction, and projects under construction. These data provide an overall view of housing production. The report also contains Bay Area County housing production totals.

The principal findings are reported in Part I of the report. Part II details data for units completed or demolished in 1994. Similar tables for 1993 are not included in the report but can be made available upon request.

The report has been used to monitor changes in San Francisco's housing stock and to evaluate Residence Element housing production goals and policies. In a separate report entitled, Residence Element Annual Evaluation Report, the Department examines the policy implications of production trends.

Primary data for the report are obtained from the Department of Building Inspection (DBI). Secondary data are obtained from the Department of Public Works' Condominium Subdivision Office and DBI's Housing Inspection Services Division. Data for new construction dwelling unit size and Commission projects are obtained from Planning Department records. Information on project affordability is obtained from the San Francisco Redevelopment Agency and the Mayor's Office of Housing. Bay Area nine county data are derived from the U.S. Bureau of the Census permit application forms. Other data sources include the City Assessor's Office, California State Census Data Center, San Francisco Board of Realtors, and project sponsors.

Efforts are made to verify the accuracy of the data and to insure completeness, but it should be noted that the status of a project may change and that the data may be subject to irregularities.

Copies of this and earlier reports can be obtained from San Francisco's Planning Department, Fifth floor, 1660 Mission Street, San Francisco, CA 94103-2414.

Staff Contact: Roger Herrera, phone (415) 558-6316, FAX (415) 558-6426.

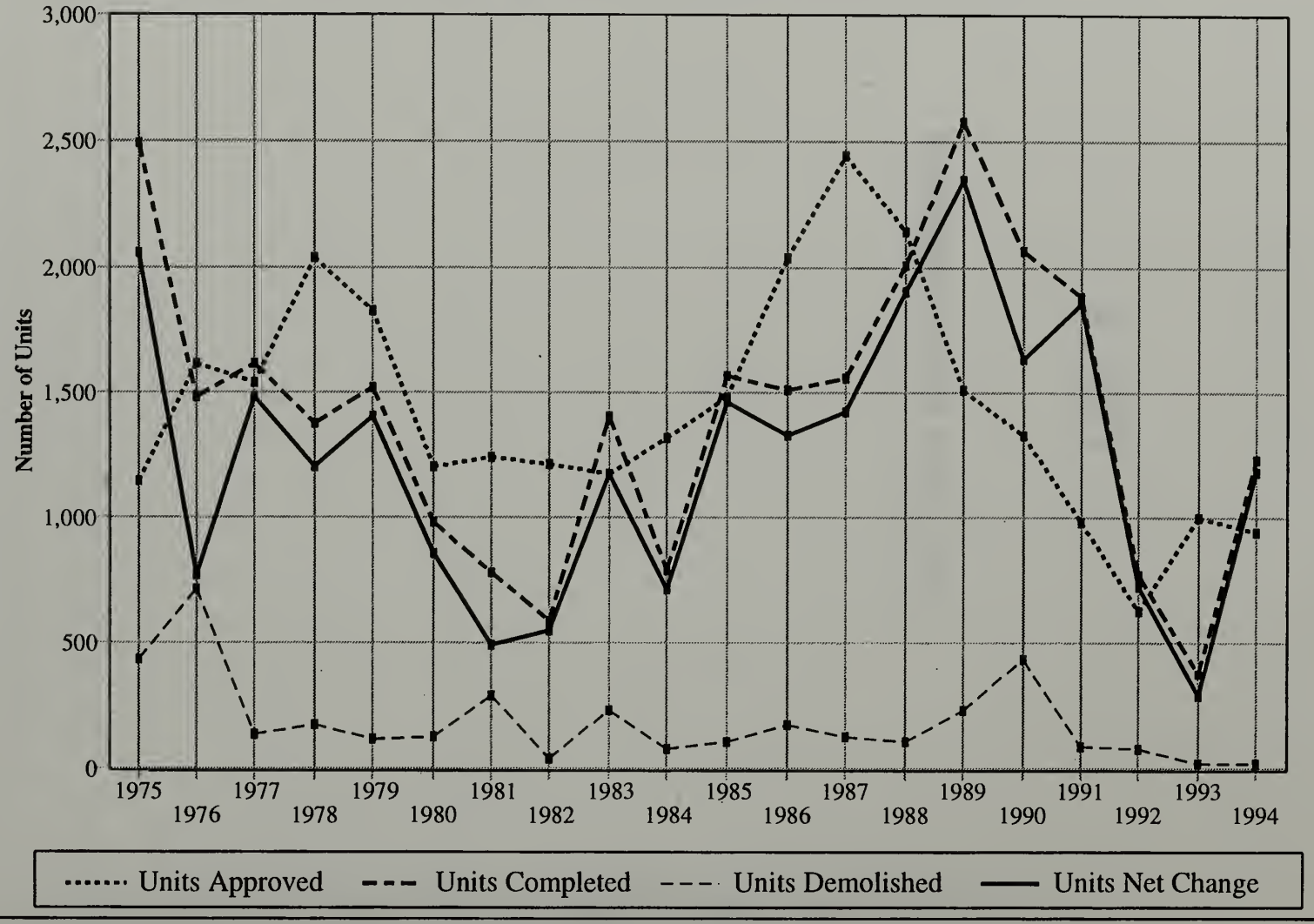
PART I

ANALYSIS AND FINDINGS

CITYWIDE FINDINGS

Graph 1

20 YEAR HOUSING CONSTRUCTION TRENDS



A. HOUSING TRENDS

Table I.1 and Graph 1 maintain a 20 year trend line for units completed, units authorized for construction, and units net change. Housing construction continued to decrease to a low of only 379 units in 1993 but increased to 1,234 in 1994 with the completion of a number of affordable housing developments. During this two year period the City's housing stock grew by a net 1,474 units with the construction of 1,676 units from new construction and alterations and the loss of 136 units by mergers and alterations, 51 units by demolitions, and 15 units by non-residential conversions.

TABLE I.1

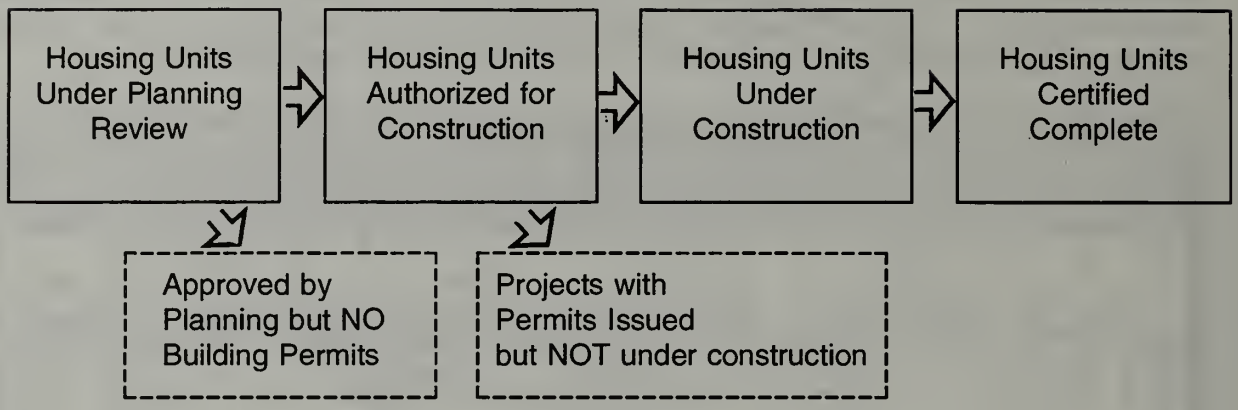
SAN FRANCISCO HOUSING TRENDS

Year	Units Approved/ Bld. Permits	Units Completed New Const.	Units Demolished	Net Gain or Loss by Alterations	* Net Change
1978	1,142	2,495	439		2,056
1979	1,622	1,480	780		773
1977	1,536	1,616	136		1,480
1978	2,045	1,375	174		1,201
1979	1,833	1,516	379		1,402
1980	1,202	980	128		852
1991	1,242	780	288		492
1982	1,215	589	42		547
1993	1,167	1,480	233		1,967
1984	1,313	780	79		711
1986	1,479	1,568	105		1,463
1986	2,037	1,507	173		1,334
1984	2,442	1,553	128		1,426
1988	2,148	2,011	104		1,907
1984	1,508	2,573	228		2,345
1980	1,332	2,065	439	105	1,737
1991	987	1,882	90	(60)	1,732
1982	629	767	76	34	725
1993	1,001	379	25	(66)	288
1984	948	1,234	25	(23)	1,186
Total	**28,828**	**28,560**	**3,727**	**(9)**	**24,824**

* Net Change is for units legally completed minus units demolished. Beginning in 1990 the net change includes units gained or lost by alteration permits. Illegal conversions or residential hotel unit conversions are not included.

B. HOUSING PRODUCTION

The "stream" of housing production:



The process of housing production can be viewed as a "stream" flowing from residential units under review to units approved for construction, to units under construction, and to units completed. Two intermediate steps are units approved by Planning but not yet having building permits, and units with building permits but not yet under construction. Information on projects in the two intermediate stages is particularly important if start of construction is being delayed voluntarily by project sponsors (during "soft" market conditions) or, involuntarily, due to lack of financing.

The number of units at any one stage in the permit process can be a key indicator of current, past and future housing production. Housing production is measured in terms of units rather than projects because the number of units in a project varies. The "volume" in housing production is a measure of the amount of units produced, and the "flow" in production is the time it takes from permit approval to project completion. During "soft" market conditions, production can be reduced by delays in the construction of approved projects and an overall reduction in new construction permit activity.

Housing production may remain constant, increase or decrease, and speed up or slow down depending on timing and changes in market conditions and financing. Consumer confidence, employment growth, interest rates and/or type of housing product affect market conditions. Under slow market conditions, a project sponsor may delay construction until market conditions are more favorable. Not all projects reviewed or approved are built. Some approved permits may not be picked up because the project sponsor does not wish to pay the review fees if the project has not yet been financed. Other permits that are issued (picked up) may not start construction if financing is not secured. A project application may be withdrawn, disapproved, revised, or a permit may expire.

Generally, as a project proceeds in the permit process, the certainty of a project being completed increases significantly once construction starts. If a building permit is issued and construction begins, project completion ranges from one to two years depending on project size. After the project is completed it receives a Certificate of Final Completion (CFC) and the units are added to the city's housing supply.

The key indicators of housing production are as follows.

- **Units** in projects in **Planning Department Review:** For most projects, Planning review is the first step in the permit process. The amount of units and projects under Planning review is indicative of future housing production. The type of projects signal future condominium construction, rental, live/work, and other types of projects. This review looks at major projects requiring special Planning review such as Conditional Use, Planned Unit Development, and Environmental Review. These projects do not include smaller projects requiring only a building permit and no other Planning permit.

- **Units** in projects **Authorized for Construction**: These are units which have received Planning and Building Department approval and which have been issued a Building Permit to start construction. These projects generally start construction within 90 days from the date the permit is issued. However, some projects may extend start of construction for up to a year; if the permit is not picked up or acted on, the permit may expire or be cancelled. The number of units Authorized for Construction account for all units approved in small or large projects. This is an indicator of pending construction and housing production.

- **Units** in projects **Under Construction** are projects which are actually under construction. This indicator simply looks at major projects under construction and generally signals pending completions.

- **Units** in projects **Certified Complete** are projects which were completed in the calendar year. Units Certified Complete signal an increase in the City's housing supply, and changes in the housing inventory from units gained or lost resulting from the completion of new construction, subdivisions, conversions, and demolition permits.

The status of a project changes as it proceeds through the permit process. The amount of permit activity in each stage of the permit process can be examined in detail or in combination with other indicators to determine whether production is expected to decrease, level off, or increase. This information can flag current problems and help forecast future housing production levels.

For example, these indicators revealed a decline and leveling off in housing production at about 1,000 units per year. The number of units Authorized for Construction has been about 1,000 units per year but is expected to drop below 1,000 units in 1995, and production is expected to follow that decline.

1. Projects in Planning Review

Approximately twenty some projects, containing roughly 500 new residential units, were under Planning Commission review in July 1995. Most of these projects are projects requiring special Planning review for Conditional Use or Environmental Review. These projects do not include projects requiring only a building permit or major projects which have not filed for formal Planning review. These projects are in List 4A on page 52.

The status of a project may change from month to month as new projects are submitted and existing projects are approved. If more than one Planning permit is required, a project would remain in the list of projects under review. The number of residential units under Planning review is lower than in previous years even though the number of Commission Cases remain about the same. This is because current projects tend to be smaller and with fewer number of units.

Major projects approved by Planning in 1994 are in List 4B on page 54. In 1993, twenty-eight projects were approved, containing approximately 1,200 units; in 1994, forty projects were approved, containing approximately 1,600 units. To increase housing production in the long run, the volume of projects under review needs to increase.

2. Projects Authorized for Construction by DBI

Building or construction permits are reviewed and issued by the Department of Building Inspection (DBI. Approved projects are issued a building permit or "Authorized for Construction". The number of units Authorized for Construction is indicative of pending starts in housing construction.

The number of units Authorized for Construction increased to approximately 1,000 units in both 1993 and 1994 from a low of 629 units in 1992. 1995 may be another low year in units Authorized for Construction with only 242 units approved through June 1995. The previous high was in 1987 when 2,442 units were Authorized for Construction. The ten year average is 1,450 units per year.

Building permit data for units Authorized for Construction is summarized in Table I.2A below. Permits for single family housing account for only a small percentage (10%) of overall production, whereas multi-unit projects with 5 or more units account for 75% of all units approved in 1994. Approved projects with five or more units are in List 2 begining on page 48.

TABLE I.2A

UNITS AUTHORIZED FOR CONSTRUCTION BY DBI

Year	Single	2 Units	3-4 Units	5+ Units	**Total Units**	Total Buildings
1/2 year 1995 *	49	46	47	100	**242**	96
1994	107	92	38	711	**948**	201
1993	85	76	67	773	**1,001**	166
1992	70	74	52	433	**629**	141
1994	195	118	119	555	**987**	308
1990	161	88	158	925	**1332**	283

* This is a half year update from January through June 1995

3. Units Under Construction

major residential projects under construction are noted in List 3 on page 51. These projects accounted for 831 units under construction. A number of these projects have been completed and will be accounted in calendar year 1995.

Very large projects have not started construction due to a lack of financing for such projects. However, wood frame in-fill projects continue to be constructed and there has been an increase in alteration permits and seismic retrofit construction.

4. Units Certified Complete

The number of units completed increased to 1,238 units in 1994 from an all time low of 379 units in 1993. The increase in units completed in 1994 was attributed largely to the completion of a number of affordable housing developments already under construction. The previous low in units completed was in 1982 when 589 units were completed. The number of units completed has steadily declined from a high of 2,573 units in 1989. The 1985 to 1989 five year period averaged 1,842, while the 1990 to 1994 five year period averaged 1,266 units per year.

Graph 1 and Table I.1 on pages 6 and 7 graph units completed over a 20 year period.

Major residential projects completed in 1993 and 1994 are detailed in List 1A & B on pages 42 and 45.

The number of units completed by citywide totals, by Planning District totals, and by census tract totals are contained in Part II of the report.

5. Changes in the Housing Stock

The city's housing stock changes annually as a result of new construction, alterations, and demolitions. The annual net housing change is the sum of the units completed by new construction and alterations minus units lost by demolition and alterations. The housing stock gained 288 units in 1993 and 1,186 units in 1994, resulting in a total net gain of 1,474 units in the two year period. The cumulative annual net gain is added to the housing stock total as shown in Table I.2B, page 12. This yields a citywide housing stock total of 334,047 units.

The net change by Planning Districts is reported in Table I.14, beginning on page 37.

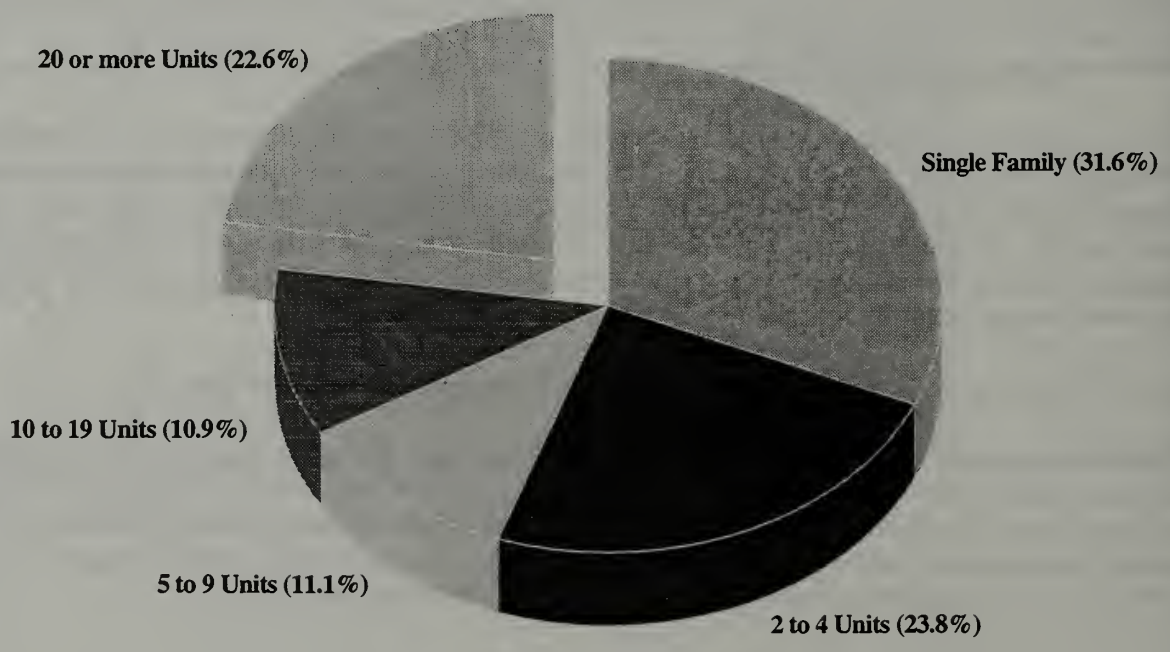
The housing stock is approximately equally divided into one third single family homes, one third moderate density units in two to nine unit buildings, and one third higher density units in ten or more unit buildings. This distribution changes little from year to year, although the long run trend is an increase in residential density as a result of new construction. As indicated in Table I.3, page 14, over 70% of the units completed since 1984 are in buildings with 10 or more units.

TABLE I.2B SAN FRANCISCO HOUSING STOCK December 30, 1994						
	Single Family	2-4 Units	5-9 Units	10-19 Units	20+ Units	Total Units
1990 Base Census 4/1/90	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain * 1990 to 1994	* 155 (265)	* 582 (472)	131	367	4,341	5,576
Total Units 12/30/94	**105,418** **(105,528)**	**79,471** **(79,471)**	**37,112**	**36,578**	**75,468**	**334,047**

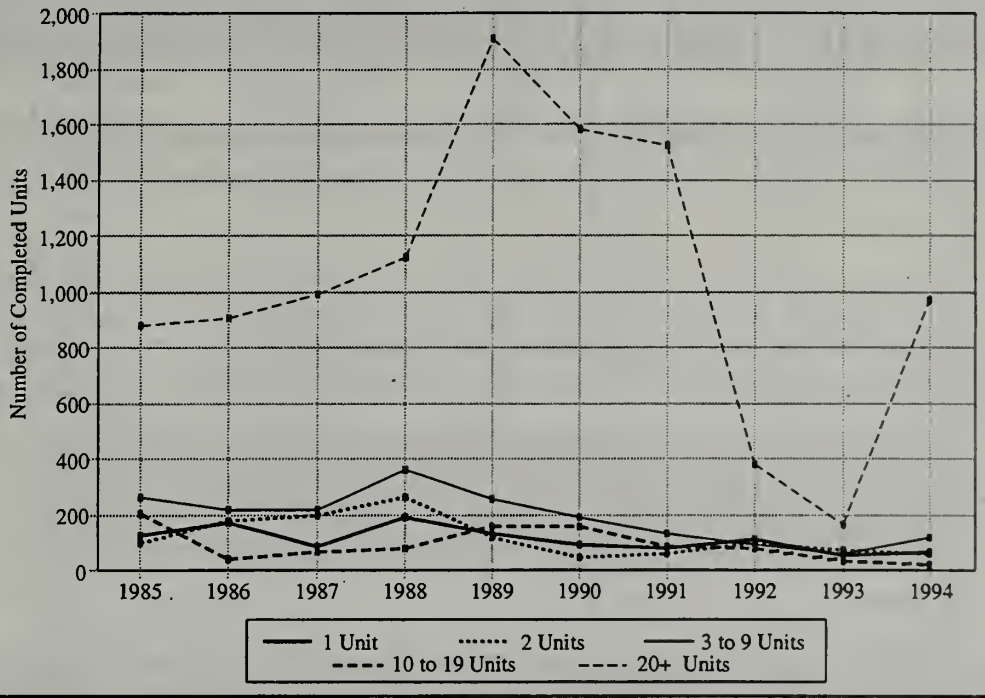
* The net gain for 2 to 4 units is high by about 110 units and low by the same for single family units as a result of units gained or lost by alterations. These will be adjusted in the 1995 figures.

Graph 2

SAN FRANCISCO HOUSING STOCK
Number of Units by Building Type



Graph 3
HOUSING CONSTRUCTION by BUILDING TYPE



C. HOUSING CHARACTERISTICS

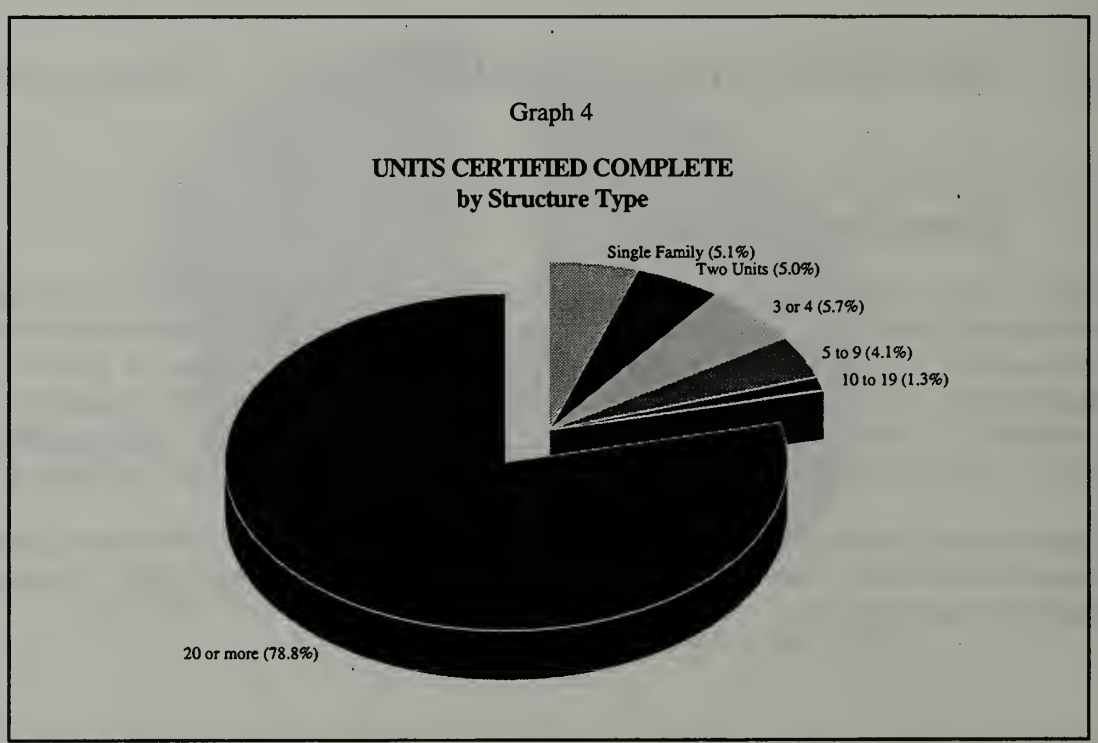
1. Building Types \ Densities

Graph 3 above tracks housing construction trends by number of units in buildings completed. Much of the housing production in the last ten years has been from an increase in large mixed-use residential developments with 20 or more units. However, construction of these types of projects decreased significantly in 1992 and 1993. In 1994 there was an increase in multi-unit construction with the completion of a number of new affordable housing developments. Permit data also show a recent increase in live/work units which is considered commercial occupancy under the Planning Code.

Graph 4 on the following page shows that 78% of the units completed in 1994 were in projects with twenty or more units. The number of units in major projects completed largely determine overall housing production levels.

TABLE I.3 UNITS COMPLETED BY BUILDING TYPES						
Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1985	123	100	260	206	879	1,567
1986	172	176	217	38	904	1,507
1987	83	200	215	64	991	1,553
1988	191	262	361	76	1,121	2,011
1989	133	122	252	158	1,908	2,573
1990	89	48	190	156	1,582	2,065
1991	79	62	129	87	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	56	38	162	379
1994	63	62	121	16	972	1,234
Total	1,095	1,206	1,897	916	10,425	15,539
Percent	7%	8%	12%	6%	67%	100%

Graph 4 is for Units Certified Complete in 1994:



2. Unit Size

Unit size data provide an indirect indicator of households served by new housing construction (e.g. small units for single persons, two bedroom units for couples, or three or four bedroom units for large family households). The Housing Inventory reports new construction by number of bedrooms.

Dwelling units in San Francisco are generally small. Forty four percent of the units are studios or one bedroom units; 31.3% are two bedroom units; and only 24.9% are three or more bedroom units (Table I.4B).

The 1990 Census revealed an increase in smaller units with two rooms or less, and an increase in larger units with six rooms or more, while two and three bedroom units decreased. This is a result of the construction of large multi-unit developments with primarily one and two bedroom units, and in the construction of single family units and flats which tend to be larger units with 3 or 4 bedrooms.

TABLE I.4A

HOUSING UNITS CERTIFIED COMPLETE
1994 by Number of Bedrooms

Size of Unit	Units	Percent
Studio	420	34.0%
One Bedroom	223	18.1%
Two Bedroom	297	24.1%
Three Bedroom	236	19.1%
Four or More	58	4.7%
Unknown	0	0.0%
Total	1,234	100%

TABLE I.4B

HOUSING STOCK by NUMBER of BEDROOMS
1990

Size of Units	Total Units	Percent
studios	49,178	15.0%
1 bedroom	94,522	28.8%
2 bedrooms	102,964	31.3%
3 bedrooms	59,387	18.1%
4 bedrooms or more	22,420	6.8%
Total	328,471	100.0%

Source: 1990 Census, United States Department of Commerce, Bureau of the Census.

D. TENURE

1. New Construction

The 1990 Census indicates that 65.5% of the households in San Francisco are renters and that only 34.5% of the households are owners. Owner occupied units increased slightly from 33% in 1980 largely due to an increase in large multi-unit condominiums and owner-occupied flats during the 1980's.

Table I.5A below reports new condominium recordation by the Department of Public Work's Condominium Subdivision Office. Annual totals in Condominium recordation do not directly correlate with annual units completed because recordation in any given year may be for projects not yet completed or for projects completed in a previous year. The data indicate a consistent trend in condominium construction. It shows new condominium activity peaking in 1991 and 1992 and decreasing since then.

Major new rental and condominium projects completed within the last three years are in List 1A on page 42. Large multi-unit developments generally file for condominium subdivision even though the units may initially be offered for rent.

TABLE I.5A

NEW CONDOMINIUM RECORDATIONS by DPW

Year	Units
1994	363
1994	487
1992	1,400
1991	1,251
1990	768
1989	704
1988	768
1987	704
1986	244
1985	706
1987	243
1983	921
1982	91
Total	8,324

TABLE I.5B

NEW CONDOMINIUM RECORDATIONS, 1994

Building Types	Units
Two units	38
3-4 units	86
5-9 units	38
10-19 units	21
20+ units	171
Total	363

1993

Building Types	Units
Two units	86
3-4 units	36
5-9 units	51
10-19 units	52
20+ units	386
Total	487

2. Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office. Since 1983 the Condominium Conversions Ordinance has limited conversions of rental units to condominium units to 200 units per year and to buildings with six or fewer units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a following year.

The number of units approved under the Ordinance is shown in Table I.6A. The data provide a consistent trend in condominium conversions.

TABLE I.6A

CONDOMINIUM CONVERSIONS RECORDATION BY BBI

Year	Units
1994	305
1993	270
1992	229
1991	196
1990	129
1989	117
1988	102
1987	160
1986	226
1985	294
1984	387
1983	570
1982	478
1981	624
1980	660
Total	4,442

TABLE I.6B

CONDOMINIUM CONVERSIONS, RECORDATION BY BUILDING TYPES, 1994

Building Types	Units
Two units	158
Three units	39
Four units	39
Five plus	60
Total	305

1993

Building Types	Units
Two units	122
Three units	60
Four units	72
Five plus	16
Total	270

E. NEW CONSTRUCTION BY ZONING

TABLE I.7

NEW HOUSING CONSTRUCTION BY ZONING DISTRICT
1994

Zoning	Description	Bldgs	Units	% of Units
C-2	COMMUNITY BUSINESS	1	6	0%
C-3-G	DOWNTOWN-GENERAL	1	59	5%
HAYES	HAYES-GOUGH NEIGHBORHOOD COMMERCIAL	2	76	7%
M-1	LIGHT INDUSTRIAL	3	66	5%
NC-1	NEIGHBORHOOD COMMERCIAL, CLUSTER	1	2	0%
NC-2	NEIGHBORHOOD COMMERCIAL, SMALL SCALE	1	12	1%
NC-3	NEIGHBORHOOD COMMERCIAL, MODERATE SCALE	2	76	6%
NC-S	NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER	2	36	3%
POLK	POLK STREET NEIGHBORHOOD COMMERCIAL	1	63	5%
RC-3	RESIDENTIAL- COMMERCIAL, MEDIUM DENSITY	1	8	0%
RC-3/POLK	RESIDENTIAL- COMMERCIAL, MEDIUM DENSITY/ POLK ST NGBD COMMERCIAL	1	12	3%
RC-4	RESIDENTIAL- COMMERCIAL, HIGH DENSITY	1	175	14%
RH-1	RESIDENTIAL- HOUSE, ONE FAMILY	41	42	3%
RH-1(D)	RESIDENTIAL- HOUSE, ONE FAMILY-DETACHED	1	8	1%
RH-1/RM-1	RESIDENTIAL- HOUSE, ONE FAMILY/ RESIDENTIAL- MIXED, LOW DENSITY	1	1	0%
RH-2	RESIDENTIAL- HOUSE, TWO FAMILY	32	57	5%

TABLE I.7

NEW HOUSING CONSTRUCTION BY ZONING DISTRICT
1994

Zoning	Description	Bldgs	Units	% of Units
RH-3	RESIDENTIAL- HOUSE, THREE FAMILY	12	31	3%
RH-3/ VALENCIA	RESIDENTIAL- HOUSE, THREE FAMILY/ VALENCIA ST NGBD COMMERCIAL	1	59	5%
RM-1	RESIDENTIAL- MIXED, LOW DENSITY	8	23	2%
RM-2	RESIDENTIAL- MIXED, MODERATE DENSITY	3	3	0%
RM-3	RESIDENTIAL- MIXED, MEDIUM DENSITY	1	24	2%
RSD	SOMA RESIDENTIAL- SERVICE	3	184	15%
SLI	SOMA SERVICE- LIGHT INDUSTRIAL	2	14	1%
SLR	SOMA SERVICE- LIGHT INDUSTRIAL- RESIDENTIAL	6	153	12%
UNION	UNION STREET NEIGHBORHOOD COM-MERCIAL	1	9	1%
TOTAL		139	1,234	100%

F. RESIDENTIAL DEMOLITIONS

Residential demolition decreased to 25 units in 1994 and 26 units in 1993 from 76 in 1992. This is substantially below a ten year average of 150 units from 1984 to 1992. Graph 1 and Table I.1 on pages 6 and 7 report twenty years of residential unit demolition. Demolition of single family housing accounted for 46 units in 1991, 35 units in 1992, 17 units in 1993, and 15 units in 1994. Demolition by building types is reported in Table II.18, Part II.

Table I.8A below reports residential demolition by building types in 1993 and 1994. Table I.8B reports demolition by zoning classification for the year.

TABLE I.8A

UNITS DEMOLISHED

Year	Buildings	1 Unit	2 Units	3 - 4 Units	5+ Units	Total
1994	17	14	4	0	7	25
1993	21	17	6	3	0	26

TABLE I.8B

RESIDENTIAL UNITS DEMOLISHED by ZONING DISTRICT and UNITS per BUILDING

Zoning	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
HAYES	1	-1	0	-1	4%
RH-1	6	-4	-2	-6	24%
RH-1/RM-1	1	-1	0	-1	4%
RH-2	4	-4	-2	-5	20%
RH-3	4	-3	0	-3	12%
RM-1	2	-2	0	-2	8%
RM-3	1	0	-7	-7	28%
Total	18	-14	-11	-25	100%

G. ALTERATIONS AND CONVERSIONS

The majority of the building permits issued are for residential alterations. In 1994, residential alteration permits accounted for $101,108,000 in construction dollars, more than for new multi-unit housing construction ($98,982,000). Most alteration permits are for interior improvements within the existing building envelope. Some alterations for horizontal or vertical additions increase the dwelling unit size. This section examines only alteration permits which added or eliminated dwelling units from the housing stock. Table I.9 below tracks the number of units added or eliminated by building alteration permits since 1990.

Units may be added to existing buildings by horizontal or vertical additions, if permitted by the Planning Code. Units may also be gained with the conversion of commercial, industrial, or institutional space to residential use. Legalization of existing illegal units also add units to the housing count.

Units may be eliminated by mergers of small units into larger units, and by conversions to commercial use, or by City code abatement.

1. **Units Gained:** Residential alterations resulted in the addition of 30 units in 1993 and 33 units in 1994. Most of these units were from the addition of a unit to an existing building, such as an addition to a single family unit in an RH-2 district.

2. **Units Lost:** Permit information in not always clear as to whether the loss of a unit is due to code enforcement or voluntary action. The loss of units by alterations may be under represented by about 10%. Based on permit application descriptions of the proposed work, approximately 56 units were removed in 1994 and 95 units in 1993. During this two year period, approximately 80 units were units eliminated as a result of City Code enforcement, about 56 units were eliminated by merger alterations, and approximately 15 units were eliminated by conversions to non-residential use.

3. **Net Change:** More units were eliminated than were added by alteration permits in 1994 and 1993. Units added minus units lost yielded a net loss of 23 units in 1994 and 65 units in 1993.

TABLE I.9

UNITS ADDED or ELIMINATED by ALTERATION PERMITS

Year	Units Added*	Units Eliminated**	Net Change
1990	178	73	105
1991	96	156	-60
1992	134	100	34
1993	30	95	-65
1994	33	56	-23
Total	471	480	-9

* Units added by legalization or by building expansions.

** Units eliminated by merger of units, code compliance, or conversions.

H. RESIDENTIAL HOTELS

This section reports changes to the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division.

The RHC Ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use. No amendments have been made to the RHC since July 1992. The Ordinance has been challenged on two occasions and was upheld in by the State Court of Appeals in 1986 and in 1990.

Residential hotel buildings are operated by either for-profit or non-profit sponsors. The number of residential hotels units may change due to conversions, demolitions, reclassification or data corrections. The total number of residential hotel **units** has remained virtually unchanged since 1992. Changes in the number of residential hotels was due to corrections in the data and classification of units.

A number of Residential Hotels applied for conversions since the last reporting period: One project with 62 units was approved by Planning for conversion in 1992 but it has not yet met its replacement requirement; another project was approved by the Board of Permit Appeals (BPA) but the one-for-one replacement requirement had not been determined; one project with 31 units was denied in 1994; and one project with 64 units and another with 23 units were withdrawn.

The Planning Commission and the Board of Supervisors adopted Planning Code regulations in 1994 to facilitate the development of new Residential Hotels or Single Room Occupancy (SRO) buildings in the South of Market area. New SRO construction would expand the stock of residential hotel units and would be exempt from the RHC Ordinance and from rent control. There were 240 new SRO units completed in 1994 and over 200 units are proposed in the South of Market Redevelopment area.

TABLE I.10

RESIDENTIAL HOTELS, SAN FRANCISCO 1994 UPDATE

	FOR PROFIT RESIDENTIAL HOTELS			NON-PROFIT RESIDENT. HOTELS		TOTAL RESIDENT. HOTEL ROOMS	
Year	Nmber of Buildings	Resident. Rooms	Tourist Rooms	Nmbr of Buildings	Resident. Rooms	Nmbr of Buildings	Resident. Rooms.
1994	496	18,415	4,501	36	1,481	532	19,897
1992	487	18,405	4,416	36	1,481	523	19,886
1991	492	18,448	4,442	36	1,831	528	20,279
1990	495	18,521	4,449	36	1,831	531	20,352
1989	501	18,759	4,676	55	2,949	556	21,708

Source: San Francisco Department of Building Inspection, Housing Inspection Services Division.

I. HOUSING AFFORDABILITY

1. Standards and Definitions of Affordability

Affordable housing is the rental or home ownership price which households can afford based on U.S. Department of Housing and Urban Development (HUD) income guidelines by household size for the San Francisco Primary Metropolitan Statistical Area (PMSA) which includes San Francisco, Marin, and San Mateo. The **1995 HUD median income** for a four person household in the San Francisco PMSA was **$58,800**, a 2% increase from $57,600 in 1994. Below are the most frequently used definitions for housing affordability by income levels.

- Units affordable to **extremely low income** households with incomes at or below **25%** to **35%** of the HUD median income (PMSA).
- Units affordable to **very low income** households with incomes at or below **50%** of the HUD median income (PMSA).
- Units affordable to **lower income** households with incomes at or below **60%** of the HUD median income (PMSA).
- Units affordable to **low income** households with incomes at or below **80%** of the HUD median income (PMSA).
- Units affordable to **moderate income** households with incomes at or below **120%** of the HUD median income (PMSA).
- Units at prevailing **market rate** prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels which are affordable to moderate income households.

Based on the 1995 HUD income limits, the table in the following page shows the incomes and prices for affordable rental and ownership units. Affordable units are defined below:

Affordable rental unit: A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, property taxes, and insurance equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30 year 9.25% fixed rate loan, including homeowners dues, property taxes, PMI, and insurance.

Inclusionary Affordable Housing Program units are **rental** units for households earning up to **60%** of the HUD median income, or **ownership** units for first time homebuyer households with incomes from **60% to 100%** of the HUD median income.

Housing rents for affordable rental units or prices for ownership units may vary depending on household and unit size, funding, and program affordability. You may consult the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

TABLE I.11A

1995 RENTAL AFFORDABLE HOUSING GUIDELINES

INCOME LEVELS AND MONTHLY PAYMENTS

RENTAL HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low (25% of HUD median income)	1	Studio	$10,300	$257
	2	1 Br	$11,750	$294
	3	2 Br	$13,250	$331
	4	3 Br	$14,700	$368
Very Low Income (50% of HUD median income)	1	Studio	$20,600	$515
	2	1 Br	$23,500	$588
	3	2 Br	$26,450	$662
	4	3 Br	$29,400	$735
Lower Income (60% of HUD median income)	1	Studio	$24,700	$617
	2	1 Br	$28,200	$706
	3	2 Br	$31,750	$794
	4	3 Br	$35,300	$882
Low Income (80% of HUD median income)	1	Studio	$32,950	$823
	2	1 Br	$37,650	$941
	3	2 Br	$42,350	$1,058
	4	3 Br	$47,050	$1,176

Note: Incomes are based on **1995 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo. Because San Francisco is in a high income area, the 80% low income threshold for a household of four may be adjusted to the national cap of $40,200 pursuant to HUD and California Department of Housing and Community Development guidelines. Rents are calculated based on 30% of monthly income.

TABLE I.11B

1995 HOME-OWNERSHIP AFFORDABLE HOUSING GUIDELINES

INCOME LEVELS AND MONTHLY PAYMENTS

HOME OWNERSHIP HOUSING	House-hold Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expenses	Maximum Purchase Price
Lower Income (60% of HUD median income)	1	Studio	$24,700	$679	$66,109
	2	1 Br	$28,200	$775	$78,005
	3	2 Br	$31,750	$873	$89,900
	4	3 Br	$35,300	$970	$101,796
Low Income (80% of HUD median income)	1	Studio	$32,950	$906	$93,865
	2	1 Br	$37,650	$1,035	$109,726
	4	2 Br	$42,350	$1,164	$125,587
	4	3 Br	$47,050	$1,293	$141,448
Median Income (100% of HUD median income)	1	Studio	$41,150	$1,131	$121,622
	2	1 Br	$47,050	$1,293	$141,448
	4	2 Br	$52,900	$1,454	$161,274
	4	3 Br	$58,800	$1,617	$181,100
Moderate Income (120% of HUD median income)	1	Studio	$49,400	$1,358	$149,378
	2	1 Br	$56,450	$1,552	$173,169
	3	2 Br	$63,500	$1,746	$196,960
	4	3 Br	$70,550	$1,940	$220,752

Note: Incomes are based on **1995 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo. Because San Francisco is in a high income area, the 80% low income threshold for a household of four may be adjusted to the national cap of $40,200 pursuant to HUD and California Department of Housing and Community Development guidelines. Monthly housing expenses are based on 33% of monthly income.

2. New Affordable Housing Construction

This section summarizes affordable housing production from new construction. It does not include affordable units resulting from nonprofit acquisition and rehabilitation activity.

Approximately 776 new affordable units were completed in 1994, and 108 units in 1993. Affordable units accounted for 63% of total units completed in 1994, and 28% of total units completed in 1993.

Table I.11 C below indicates that 3,324 new affordable units were constructed from 1980 to 1989. 1,981 new affordable units have been constructed since 1990, or 31% of 6,327 total units completed. Affordable housing production in the 1980's averaged 332 units per year compared to an average of 392 units per year since 1990. Major new affordable housing is listed in List 1B on page 45 and List 5A on page 57.

TABLE I.11C

NEW AFFORDABLE HOUSING CONSTRUCTION
By Income Level

Year	Very Low	Low	Moderate	Market Rate	Total Units	Total Affordable units	Total Affordable percent
1980 to 1989	1,518	1,013	793	10,427	13,751	3,324	24%
1990	278	180	0	1,607	2,065	458	22%
1991	203	154	32	1,493	1,882	389	21%
1992	16	180	54	517	767	250	33%
1993	108	0	0	271	379	108	28%
1994	686	86	4	458	1,234	776	63%
90-94 Total	1,291	600	90	4,346	6,327	1,981	31%

TABLE I.11D

NEW AFFORDABLE HOUSING CONSTRUCTION
by Major Groups and Year Completed

	1990	1991	1992	1993	1994
Family	0	251	228	68	350
Elderly [1]	101	0	0	40	123
Other Units [2]	357	96	10	0	0
Group Housing [3]	0	42	12	0	303
Total	458	389	250	108	776

1. Elderly units may be dwelling units, group housing or SRO units.
2. Units such as affordable live work units, inclusionary affordable units, and special user group units.
3. Group housing includes SRO's, residential care facilities, shelters and transitional housing.

3. Affordable Housing Production by Rehabilitation and Acquisition

Acquisition and rehabilitation activity increased significantly since 1990 and may now account for more new affordable units than from new construction. Acquisition and rehabilitation is the purchase of existing residential buildings by nonprofit housing organizations for the purpose of rehabilitating the units for low and very low income persons. Often it is more economical to purchase and rehabilitate existing run down units than to build new units. While most of these units are residential hotel (SRO) units, acquisition and rehabilitation may include homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

It is estimated that since 1990 approximately 5,000 new affordable units have been made permanently affordable by nonprofit acquisition and rehabilitation activity. These units are part of the inventory of affordable housing production although they do not add to the housing supply. This program has greatly improved the affordability and quality of housing for thousands of low income persons.

Building permit data does not distinguish rehabilitation and acquisition projects from other alteration permits. Acquisition and rehabilitation units are not tracked in this report even though they increase the supply of permanently affordable housing. Some projects may result in a net gain in housing units as a result of additions or conversion of tourist units to permanent affordable housing. However, some projects reduce the number of units in a building as result of making the units larger or the addition of bathrooms or kitchen facilities.

Consult the Mayor's Office of Housing for lists of funded rehabilitation and acquisition projects.

5. Trends in Market Rate Housing Prices

Citywide average housing prices have remained relatively stable since 1990. According to San Francisco Board of Realtors statistics, the median home prices for an existing three bedroom San Francisco house in 1994 ($270,000) was less than it was in 1989 ($300,000). Rents for an existing two bedroom apartment have also stabilized at close to 1990 levels ($975). While a citywide average is indicative of an overall trend, it does not examine price differences between varying housing types (house versus apartment) or neighborhoods.

Compared to Bay Area prices, San Francisco rents and home prices continue to be higher even though the difference seems to be narrowing.

List 1A on page 42 provides initial rental or sales list prices on major new market rate residential developments recently completed. To compare market rate prices with affordable housing prices, refer to Table I.11B on page 25.

TABLE I.12

HOUSING and RENTAL PRICE TRENDS
SAN FRANCISCO and BAY AREA

Year	FOR RENT San Francisco 2 Br Apartment	FOR RENT Bay Area 2 Br Apartment	FOR SALE San Francisco 3 Br House	FOR SALE Bay Area 3 Br House
1994	NA [1]	NA [1]	$275,000	$246,950
1993	$913	$795	$275,000	$250,240
1992	$850	$780	$270,000	$254,830
1991	$1,000	$780	$275,000	$256,586
1990	$975	$780	$290,250	$259,282
1989	$895	$725	$300,000	$260,722
1988	$850	$675	$297,900	$206,463
1987	$850	$675	$233,900	$171,315
1986	$900	$700	$201,100	$165,159
1985	$895	$695	$167,300	$140,615
1984	$750	$595	$151,100	$129,916
1983	$850	$525	$145,200	$129,473
1982	$595	$780	$145,200	$124,027
1981	$525	$450	$134,600	NA
1980	$475	$395	$131,131	NA

Sources:

1) This data is no longer being compiled by the Bay Area Council. The Bay Area Council surveyed rental prices as of January of each year from median advertised rents for two-bedroom apartments and flats.
2) San Francisco Board of Realtors annual median home prices for a three bedroom house. Home sales data prior to 1987 are available only as **mean** home prices, **median** home prices prior to 1987 is not available.
3) California Association of Realtors median home sales price for the years as a whole, Bay Area Counties.



PLANNING AREAS OF SAN FRANCISCO

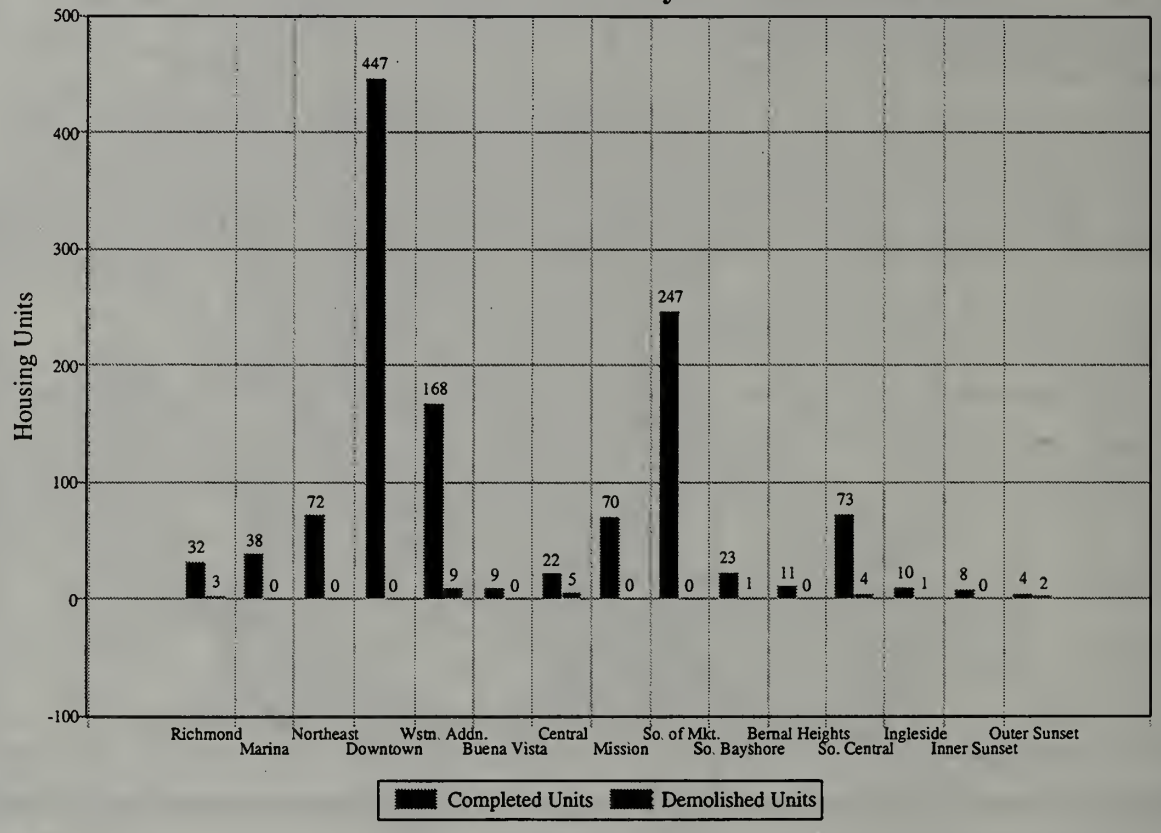
1.	Richmond	6.	Buena Vista	11.	Bernal Heights
2.	Marina	7.	Central	12.	South Central
3.	Northeast	8.	Mission	13.	Ingleside
4.	Downtown	9.	South of Market	14.	Inner Sunset
5.	Western Addition	10.	South Bayshore	15.	Outer Sunset

203 Census Tracts Special Areas

NEIGHBORHOOD FINDINGS - 1994

Graph 5

HOUSING UNIT CHANGES by PLANNING DISTRICT



J. DISTRICT CHANGES

This section reports residential building activity by Planning Districts. Graph 5 illustrates the net gain in housing units by Planning District in 1994. The Downtown, South of Market and Western Addition districts gained the most units in 1993 and 1994.

District data can be used to examine changes in the housing stock in each of the City's 15 Planning Districts. For example, a trend line for the Richmond would show the type of units completed or demolished and the district's net change since 1980. District changes are reported on an annual basis as detailed in Part II, Tables II.12 through II.18.

Table II.15 reports single family and multi-unit housing production by Districts. Table II.16 shows units completed by number of bedrooms for each Planning district (e.g. the number of studios, one bedroom, two bedroom, or three plus bedroom units completed).

Tables II.17 and II.18 in Part II report residential demolition by Planning District and number of units in building. These tables can be used to monitor number of units demolished in any one district by building type (single family or multi-unit building).

Consistent with low overall residential demolition in 1993 and 1994, none of the individual districts had a high number of units demolished.

1. Annual Changes by Planning Districts

Table I.13 on pages 32 through 36 has units completed and units demolished in each City Planning District for the last three years. Units completed in prior years can be looked up in previously published Housing Inventory Reports. This table ranks the City Planning Districts by the number of units completed or demolished, where a ranking of one is for the district with the most units constructed or demolished.

2. The Housing Stock in each City Planning District

Table I.14 on pages 37 through 40 contains San Francisco housing stock totals by Planning Districts and net gain since the 1990 Census.

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT, 1992 to 1994

1. RICHMOND

Year	Units Completed	Rank[1)]	Units Demolished	Rank[1)]	Net Gain Housing Units[2)]	Rank[1)]
1992	23	14	12	2	12	11
1993	17	9	4	15	27	8
1994	32	8	3	4	30	8
Total	69		24		67	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	25	9	19	1	6	12
1993	17	8	0	1	12	9
1994	38	7	0	8	31	7
Total	69		19		49	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	250	1	1	11	257	1
1993	4	14	4	14	-1	14
1994	72	5	0	9	69	4
Total	326		5		325	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT, 1992 to 1994

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	28	8	0	13	40	6
1993	108	1	0	2	104	1
1994	447	1	0	10	447	1
Total	583		0		591	

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	66	15	2	15	60	4
1993	2	15	1	7	-2	15
1994	168	3	9	8	60	3
Total	236		12		218	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	2	15	0	14	-3	15
1993	38	3	1	8	27	6
1994	9	13	9	11	12	15
Total	49		1		36	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT, 1992 to 1994

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	30	6	6	6	22	8
1993	28	6	3	12	23	7
1994	22	10	5	2	12	11
Total	80		14		57	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	62	4	0	15	93	3
1993	33	4	0	3	23	8
1994	70	6	0	12	69	5
Total	165		0		185	

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	129	2	7	4	124	2
1993	46	2	0	4	43	2
1994	247	2	0	13	245	2
Total	422		7		412	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT, 1992 to 1994

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	58	5	5	7	54	5
1993	28	7	0	5	28	4
1994	23	9	1	6	21	9
Total	109		6		103	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	14	12	1	12	11	10
1993	9	10	3	13	10	10
1994	11	11	0	14	11	12
Total	34		4		32	

12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	30	7	9	3	23	7
1993	33	5	2	10	33	3
1994	73	4	4	3	66	6
Total	136		15		122	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED by PLANNING DISTRICT, 1992 to 1994

13. INGLESIDE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	12	14	4	8	5	13
1993	5	12	1	9	5	12
1994	10	12	1	7	8	13
Total	27		6		18	

14. INNER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	13	13	7	5	4	14
1993	9	11	2	11	6	11
1994	8	14	0	15	7	14
Total	30		9		17	

15. OUTER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1992	25	10	3	9	19	9
1993	5	13	0	6	2	13
1994	4	15	2	5	-2	15
Total	34		5		19	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits, not shown here.

TABLE I.14

SAN FRANCISCO HOUSING STOCK BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1. RICHMOND						
1990 Census Count	10,242	14,994	5,135	3,977	1,935	36,283
April 1990 to Current Year	19	140	-8	17	85	253
Current Year	-3	25	8	0	0	30
TOTAL	10,258	15,159	5,135	3,994	2,020	36,566
PERCENT	28	41	14	11	6	100
2. MARINA						
1990 Census Count	2,770	5,874	3,669	7,168	5,829	25,310
April 1990 to Current Year	-16	3	7	74	0	68
Current Year	-7	5	9	0	24	31
TOTAL	2,747	5,882	3,685	7,242	5,853	25,409
PERCENT	11	23	15	29	23	100
3. NORTHEAST						
1990 Census Count	1,484	6,959	6,382	6,637	14,381	35,843
April 1990 to Current Year	-23	20	14	12	401	424
Current Year	-3	3	6	0	63	69
TOTAL	1,458	6,982	6,402	6,649	14,845	36,336
PERCENT	4	19	18	18	41	100

TABLE I.14

SAN FRANCISCO HOUSING STOCK BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
4. DOWNTOWN						
1990 Census Count	87	389	529	1,900	21,468	24,373
April 1990 to Current Year	-1	5	-25	18	500	497
Current Year	1	4	4	0	434	447
TOTAL	87	398	512	1,918	22,402	25,317
PERCENT	0	2	2	8	88	100
5. WESTERN ADDITION						
1990 Census Count	1,580	5,920	3,795	4,714	9,384	25,393
April 1990 to Current Year	-10	63	35	10	1046	1,144
Current Year	-1	12	-7	0	150	160
TOTAL	1,569	6,001	3,823	4,724	10,580	26,697
PERCENT	6	22	14	18	40	100
6. BUENA VISTA						
1990 Census Count	1,784	6,995	3,346	1,901	2,081	16,107
April 1990 to Current Year	-19	5	5	20	33	49
Current Year	9	3	5	0	0	12
TOTAL	1,774	7,007	3,352	1,921	2,114	16,168
PERCENT	11	43	21	12	13	100
7. CENTRAL						
1990 Census Count	8,151	9,874	2,993	2,401	2,228	25,647
April 1990 to Current Year	-4	23	21	6	0	46
Current Year	0	12	0	0	0	12
TOTAL	8,147	9,909	3,014	2,407	2,228	25,705
PERCENT	32	39	12	9	9	100

TABLE I.14

SAN FRANCISCO HOUSING STOCK BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
8. MISSION						
1990 Census Count	2,342	8,664	4,206	2,776	3,339	21,327
April 1990 to Current Year	10	14	10	96	119	235
Current Year	-1	8	1	0	59	69
TOTAL	2,337	8,683	4,222	2,872	3,517	21,631
PERCENT	11	40	20	13	16	100
9. SOUTH OF MARKET						
1990 Census Count	2,100	2,565	1,267	626	3,805	10,363
April 1990 to Current Year	10	3	8	10	1014	1,045
Current Year	0	9	14	0	222	245
TOTAL	2,110	2,577	1,289	636	5,041	11,653
PERCENT	18	22	11	5	43	100
10. SOUTH BAYSHORE						
1990 Census Count	6,264	1,581	879	323	204	9,251
April 1990 to Current Year	63	43	8	0	0	114
Current Year	1	20	8	0	0	21
TOTAL	6,328	1,644	887	323	204	9,386
PERCENT	67	40	9	3	2	100
11. BERNAL HEIGHTS						
1990 Census Count	5,082	2,950	475	197	274	8,978
April 1990 to Current Year	20	43	6	0	0	45
Current Year	7	4	8	0	0	11
TOTAL	5,109	2,973	481	197	274	9,034
PERCENT	57	33	5	2	3	100

TABLE I.14

SAN FRANCISCO HOUSING STOCK BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
12. SOUTH CENTRAL						
1990 Census Count	19,352	2,623	1,005	696	890	24,566
April 1990 to Current Year	52	28	0	52	0	132
Current Year	21	9	0	16	20	66
TOTAL	19,425	2,660	1,005	764	910	24,764
PERCENT	78	11	4	3	4	100
13. INGLESIDE						
1990 Census Count	15,685	1,379	469	922	3,572	22,027
April 1990 to Current Year	25	20	-9	0	171	207
Current Year	5	3	0	0	0	8
TOTAL	15,715	1,402	460	922	3,743	22,242
PERCENT	71	6	2	4	17	100
14. INNER SUNSET						
1990 Census Count	9,687	4,152	1,484	1,327	1,250	17,900
April 1990 to Current Year	16	18	6	14	0	54
Current Year	4	3	0	0	0	7
TOTAL	9,707	4,173	1,490	1,341	1,250	17,961
PERCENT	54	23	8	7	7	100
15. OUTER SUNSET						
1990 Census Count	18,653	3,970	1,347	646	487	25,103
April 1990 to Current Year	-1	48	8	22	0	77
Current Year	-5	3	0	0	0	(2)
TOTAL	18,647	4,021	1,355	668	487	25,178
PERCENT	74	16	5	3	2	100
CITYWIDE TOTAL	**105,418**	**79,471**	**37,112**	**36,578**	**75,468**	**334,047**
PERCENT	**32**	**24**	**11**	**11**	**23**	**100**

MAJOR PROJECTS

K. PROJECTS LISTED

This section details major projects completed and lists major projects in the "pipeline". It lists major projects in the various stages of development as projects under Planning review, projects approved for construction, projects under construction, and projects completed. Additional project information can be obtained by retrieving a project file or permit application.

A project's status may change over time. During a reporting period a project may change from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

1. Projects Completed

List 1A is for market rate projects completed since 1990 (with ten or more units); and List 1B is for affordable projects completed since 1990 (with ten or more units). Projects completed prior to 1990 are listed in previous Housing Inventory Reports.

2. Projects Authorized for Construction, Department of Building Inspection.

Lists 2A, B and C are for residential projects approved for construction (with five or more units).

3. Projects Under Construction.

List 3 is for projects under construction (with ten or more units).

4. Projects Under Planning Review and Projects Approved by Planning.

List 4A is for projects under Planning review (with five or more units). These are projects requiring Conditional Use, Environmental Review, or other type of discretionary review by the Planning Commission or Zoning Administrator. This does not include projects undergoing informal Planning review for which no formal applications have been filed.

List 4B is for projects approved by the Planning Department (with five or more units).

5. Affordable Housing Production.

List 5A is for projects completed. It does not include rehabilitation and acquisition of existing affordable units.

List 5B is for affordable developments approved or under construction. For information on projects under review, consult the Mayor's Office of Housing or Planning Department.

1. **Completed residential development since 1990, ten or more units: market rate and affordable units.**

List 1A

MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS
1990 to 1994

Project Name/ Address	Project Sponsor	Year Compl.	Total Units	Lower Inc Units *	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
401 Main St. Portside	Emerald Fund Group	1994	62	0	26 26 10	1 bed 2 bed 3 bed	condo	1st phase completed; total project to be 240 units
1388 Gough St. Post International	SOCO Limited	1994	72	0	4 56 8	studios 2 bed 3+ bed	condo	$290,000 to $625,000
4150 17th Street		1993	33	0	33	2 bed	condo	
111 Chestnut	Lombard Plaza Partners	1992	102	0	7 38 56 1	studios 1 bed 2 bed 3 bed	owner	 $200-$300,000 $250-$550,000 $550,000
240 Lombard	Lombard Plaza Partners	1992	118	0	16 102	studios 1 bed	rental	$1,750 - $2,150
1100 Eddy St.	U-2 Investments SFRA	1992	69	0	49 20	2 bed 3 bed	owner	
South Gardens 180 7th St.	Urban Homes	1992	28	0	16 12	1 bed 2 bed	owner	$123,500 $189,500
Shipley St.	Lee Hammack, David Sternberg	1992	20	0	12 2 6	studios 1 bed 2 bed	owner/ town-homes	
Future Perfect 3-51 Bowman Ct.	Future Perfect SFRA	1992	62	0	62	2 bed	owner/ family	$178-$180 (moderate income)

List 1A

MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS
1990 to 1994

Project Name/ Address	Project Sponsor	Year Compl.	Total Units	Lower Inc Units *	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
Silver-Univ. Height 633 Cambridge	Bridmont Associates	1992	55	5	5 30 20	3 bed 4 bed 5 bed	owner	$225-$265 $380-$410
443 Fulton St.	Urban Frontier Dev. Corp.	1992	22	5	22	2 bed	owner	$230 to $280,000
1438 Filbert St.		1992	12		5 7	1 bed 2 bed	owner	
Baycrest Towers 201 Harrison Street	Balcor Dev. Co./ Pacific U.	1991	294	35	114 111 71	studios 1 bed 2 bed	owner	$150 to $172,000 $175 to $352,000 $258 to $409,000
Carlisle Towers 1450 Post Street	Post St. Assoc./ Senior Living Dev., SFRA	1991	132	0	14 91 17	studios 1 bed 2 bed	owner	$150 to $595,000
Hills Plaza 350 Steward Street	Beta West Prop. Inc.	1991	67	0	NA	1 bed 2 bed 3 bed	owner	$260 to $485,000 $385 to $830,000 $445 to $1,080,000
1650 Jackson Street	Emerald Properties	1991	69	0	1 36 32	studio 1 bed 2 bed	owner	$260 to $330,000 $350 to $390,000
1700 Van Ness Ave.	Talden Inv. Co.	1991	51	0	5 36 10	1 bed 2 bed 3 bed	owner	$224 to $254.000 $243 to $311,000 $263 to $325,000
550 South Van Ness		1991	36	0	32 4	1 bed 2 bed	owner	$110 to $140,000

List 1A

MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS
1990 to 1994

Project Name/ Address	Project Sponsor	Year Compl.	Total Units	Lower Inc Units *	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
197 7th Street		1991	32	0	32	studios	owner	$85 to 109,000
1340 Clay Street		1990	30	0	7 22	1 bed 2 bed	owner	
Fillmore Center Turk and Fillmore	Fillmore Center Developers, SFRA	1989-1991	1,113	223	331 427 343	studios 1 bed 2 bed	rental	
Bayside Village Brannan & Beale	Forest City Dillon, Inc., SFRA	1988-1990	868	174	233 307 328	studios 1 bed 2 bed	rental	
Geary Courtyard 639 Geary Street		1990	165		126 39	studios 1 bed	rental	$725 to $955
Ocean Beach Est. Great Highway	Talden Dev.	1990-91	110		4 105	2 bed 3 bed	owner	
601 4th Street		1990	85		85	studios	owner/ livework	

* Lower income units in market rate projects are units required by the City's Inclusionary Affordable Housing program.

List 1B

MAJOR AFFORDABLE RESIDENTIAL DEVELOPMENTS
1990 to 1994

Project Name/ Address	Sponsor	Year Compl.	Total Units	Unit Mix		Tenure/ Type	Affordability: # of units as % from median income *
201 Turk St.	Chinese Community Housing Corp./ A.F. Evans Corp.	1994	175	12 81 45 37	studios 1 bed 2 bed 3 bed	rental/ family/ elderly 20	126 @ 35% M.I. 43 @ 60% M.I. 6 @ 80% MI.
333 Fell St.	BRIDGE Housing Corp.	1994	82	4 20 24 34	studios 1 bed 2 bed 3 bed	rental/ family/ elderly	37 @ 50% M.I. 45 @ 60% M.I.
241 6th St. Knox Hotel	Tenants & Owners Dev. Corp.	1994	140	140	SRO's	rental/ nr Homeless	140 @ 35% M.I.
701 Natoma St. Canon Kip	Episcopal Community Services	1994	104	104	SRO's	rental/ homeless	104 @ 25% M.I.
1303 Larkin St.	Chinese Community Housing Corp.	1994	63	59 4	SRO's 1 bed	rental/ elderly	42 @ 35% M.I. 6 @ 50% M.I. 14 @ 60% M.I.
440 Valencia Plaza del Sol	Mission Housing Development Corp.	1994	59	25 29 5	2 bed 3 bed 4 bed	rental/ family	38 @ 35% M.I. 21 @ 50% M.I.
1333 Bush St.	On Lok Services	1994	42	42	studios	rental/ elderly	42 @ 50% M.I.
1028 Howard St.	Mercy Charities Housing	1994	30	5 11 14	1 bed 2 bed 3 bed	rental/ family	30 @ 50% M.I.

List 1B

MAJOR AFFORDABLE RESIDENTIAL DEVELOPMENTS
1990 to 1994

Project Name/ Address	Sponsor	Year Compl.	Total Units	Unit Mix		Tenure/ Type	Affordability: # of units as % from median income *
518 Minna St.	Asian Inc.	1994	24	12 12	2 bed 3 bed	rental/ family	6 @ 35% M.I. 14 @ 50% M.I. 4 @ 60% M.I.
1000 Market St.	Community Housing Partnership	1994	59	59	SRO's	rental/ homeless	59 @ 35% M.I.
111 Jones	Mercy Charities Housing	1993	108	8 64 16 20	studios 1 bed 2 bed 3 bed	rental/ families/ elderly 40	60 @ 35% M.I. 48 @ 50% M.I.
Steam Boat Point Townsend & Emb.	South Beach Family Ass., BRIDGE, SFRA	1992	108	51 26 31	1 bed 2 bed 3 bed	rental/ family	$310-$510 $360-$550 $410-$700
Del Carlo Court 3330 Army St.	Mission Housing Development Corp.	1992	25	2 14 5 4	1 bed 2 bed 3 bed 4 bed	rental/ family	$361-$599 $393-$700 $426-$777 very low income
Padre Francisco Palou 3400 16th St.	Catholic Charities Housing Corp.	1992	18	10 6 2	2 bed 3 bed 4 bed	rental/ family	$391-$552 $420-$626 $487-695
1272 S. Van Ness	Progress Apts., Inc.	1992	12	11 1	studios 1 bed	rental/ sp population	very low income
Plaza West 1123 Pierce Street	San Francisco Housing Authority	1991	203	78 114 11	2 bed 3 bed 4 bBed	rental/ family	$350 to $500

List 1B

MAJOR AFFORDABLE RESIDENTIAL DEVELOPMENTS
1990 to 1994

Project Name/ Address	Sponsor	Year Compl.	Total Units	Unit Mix		Tenure/ Type	Affordability: # of units as % from median income *
2155 Mission Street	Mission Capp Partnership/ OBECA/Arriva Juntos	1991	48	4 12 24 8	studios 1 bed 2 bed 3 bed	rental/ family	48 @ 80% M.I.
Delancey Street 1st & Embarcadero	Delancy Street Foundation, SFRA	1990	177	177	2 bed	rental/ sp population	177 @ 50% M.I.
Pineview 1483 Mason	Self-Help for the Elderly	1990	70	63	studios	rental/ elderly	70 @ 50% M.I.
Bayside Senior Broadway & Grant	Chinese Community Housing Corp.	1990	31	31	studios	rental/ elderly	31 @ 50% M.I.

* Level of affordability is defined by household incomes as a percentage from the HUD median Income Limits for the San Francisco PMSA. See Housing Affordability section beginning on page 23 for low income definitions and affordable rent levels.

Note: Projects completed prior to 1990 are listed in previous Housing Inventory reports. Inclusionary affordable units are in List 1A with Market Rate Projects.

Non-profit Housing Sponsors (partial list):

AI	Asian Inc,
AND	Asian Neighborhood Design
BHCF	Bernal Heights Community Foundation
BRIDGE	BRIDGE Housing Corporation
CCHC	Chinese Community Housing Corporation
CP	Community Housing Partnership
HCDC	Housing Conservation and Development Corporation
HDNP	Housing Development and Neighborhood Preservation Corporation
MCH	Mercy Charities Housing Corporation
MHDC	Mission Housing Development Corporation
TNDC	Tenderloin Neighborhood Development Corporation
TODCO	Tenants and Owners Development Corporation

2. Projects Authorized for Construction by the Department of Building Inspection.

List 2A

Permits Issued - January to June 1995
PROJECTS AUTHORIZED for CONSTRUCTION by DBI
(with 5 or more units)

Month	# Units	Address	Sponsor
January	12	68 McCoppin St.	Maishmallow Corp.
January	11	225 Pierce St.	Al Goodvin
March	29	346 First St. (artist live work)	346 First St L.P.
March	28	18 Lansing St. (artist live work)	346 First St L.P.
April	8	64 Guy Place	John Striklin
April	33	3600 Fillmore St.	M.C.P. Constr. Co.
April	66	650 Delancy St	Oriental Warehouse Ass.
May	9	2185 Market St	Coridad Grovett
Total	196		

Note: List includes major alterations which produce a net gain in units.
Source: Central Permit Bureau summary form C-404 U.S. Department of Commerce.

List 2B

Permits Issued - 1994
PROJECTS AUTHORIZED for CONSTRUCTION by DBI
(with 5 or more units)

Month	# Units	Address	Sponsor
December	74	135 Valencia Street	Housing Neighborhood
December	6	743 Chestnut Street	S.J.K. Construction Company
November	13	1240 Hyde Street	Arthur Lief
November	12	298 Portola Drive	Comac Investments
November	50	1035 Folsom Street	Mercy Charities Housing
November	33	71 Lansing Street	The Lansing Group
October	20	1292 Potrero Ave.	Mission Housing Dev.
October	10	677 Arguello Blvd.	Flood Company Growth Trust
September	18	161 Gilbert Street	Soma Lofts
August	46	2295 Bush Street	Bart-Seidler
July	210	201-299 Bay Vista Drive	Tuntex Properties, Inc.
July	6	117-123-127 Divisadero Street	Matthew Murphy
June	28	5810 Mission Street	Bay Area Painters & Tapers
June	12	2027 Market Street	2027 Partnership
June	18	181-183 + 185 Franklin Street	William Ferdon
June	18	342-346 + 348 Hayes Street	William Ferdon
May	46	1000 Tomkins Ave.	"BHHC" (Boomerang)
April	18	348 Church Street	Philomena Murphy
April	115	1400 Eddy Street	Fillmore Market Place
Total	734		

Note: List includes major alterations which produce a net gain in units.
Source: Central Permit Bureau summary form C-404 U.S. Department of Commerce.

List 2C

Permits Issued - 1993
PROJECTS AUTHORIZED for CONSTRUCTION by DBI
(with 5 or more units)

Month	# Units	Address	Sponsor
October	35	101 Valencia Street	HDNPC
September	173	480 Ellis Street	PAC INTL CONST CO
September	5	145 Broderick Street	Realty West
August	24	518 Minna Street	Minna Street Association
August	95	390 Arkansas Street	18th Street Association
July	5	468 7th Ave,	Golden World
July	9	1568-1577 Union Street	COMAC Investment Co.
June	182	240 4th Street	TODCO-Wolf House III
June	42	1145 Larkin Street	On Lok Comm. Housing
May	104	705 Natoma Street	Canon Kip Inc.
May	34	1101 Howard Street	Howard Street Association
April	140	241 6th Street	Knox Partners Ltd.
April	7	1822-1830 11th Ave.	Jeannie Lee
April	8	10115 Geary Blvd.	Commale Co.
March	82	333-375 Fell Street	Bridge Housing
January	6	870 North Point Road	Denes O'Riordan
January	59	440 Valencia Street	Mission Housing Corp.
January	250	1661 Pine Street	Episcopal Homes Found.
Total	1,261		

Note: List includes major alterations which produce a net gain in units.
Source: Central Permit Bureau summary form C-404 U.S. Department of Commerce.

3. Projects under construction.

List 3

MAJOR PROJECTS UNDER CONSTRUCTION
(with 10 or more units, February 1995)

Appl.	Units	Stories	Address		Block	Lot
8919251	36	4	650	CHESTNUT	0051	028
8924971	12	3	298	PORTOLA DR	2847	046
9014766	15	4	2100	NORTH POINT	0920	003
9110623	12	3	1750	GENEVA AV	6423	015
9111853	16	3	728	ALABAMA	4034	005
9113517	18	3	1750	GENEVA Av	6423	015
9113515	16	3	1750	GENEVA AV	6423	015
9113517	18	3	1750	GENEVA AV	6423	015
9210676	250	14	1661	PINE	0666	003
9216779	19	5	101	BAY VISTA DR	4991	093
9210780	15	5	1	BAY VISTA DR	4991	092
9213841	25	4	201	PALAZZO CT	4991	107
9213842	28	4	1	PALAZZO CT	4991	105
9216777	20	3	1400	EDDY	0732	012
9216779	55	7		EDDY & FILMORE	0732	026
9216779	23	3		EDDY & FILMORE	0732	008
9302638	30	3	1695	18TH	4034	004
9302639	16	4	390	ARKANSAS	4034	005
9302640	19	4	350	ARKANSAS	4034	005
9302641	30	4	1601	18TH	4034	005
9303872	34	5	1101	HOWARD	3730	001
9306520	38	5	555	ELLIS	0334	023
9307116	18	4	181	FRANKLIN	0833	001
9309397	18	3	348	CHURCH	3558	005
9318661	14	4	211	PUTNAM	5731	001
9318662	14	4	1000	TOMPKINS AV	5731	001
9320995	12	5	2027	MARKET	3535	009
9400946	12	2	50	LUCERNE	3784	047

4. Projects under Planning review; and projects approved by Planning.

List 4A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 5 or more units, July 1995

Cases	Project Name	Description
90.218	869-71 Folsom St	Demolish earthquake damaged bldg. and construct 104 new residential units with 75 parking spaces & 4,000 s.f (considering a revision with no residential units).
90.366	700-68 7th St	Build 77,000s.f. retail, 140 residential units & 165 pkg spaces in existing landmark bldg (project being revised).
90.492	1863 Mission St	Build a five story, mixed-use bldg with sewing factory, 24 low-income senior housing units and 20 parking spaces.
92.429	26th St	Build 5 duplexes and 1 2 unit loft bldg.
92.430	26th St	Build 7 units in loft/townhouses.
93.586	2900 Sloat Boulevard	Build fifteen 2-unit houses and one 3-unit apartment after subdivision of two vacant lots, requiring a planned unit development.
94.166	670 Valencia Street	Construct 50 senior housing units after demolition of one three-unit building.
94.196	1099 Mississippi St	Construct a total of 10 townhouse dwelling units on a vacant lot.
94.201	3244-3250 21ST ST	Construct a new, mixed use building with comm., parking and 10 residential units.
94.249	3700 Geary Boulevard	Convert an automobile dealership to retail, construct a three-story retail building with 15,000 sq. feet of space and a 4 story structure with 10 units and ground floor retail.
94.284	1731-1741 POWELL ST	Add 29 units to an existing theatre. Reduce theatre seating from 1,250 to 700 and retain retail space.
94.402	658-666 SHOTWELL ST	Expand a residential care facility for more than 7 individuals in an RH-3 dist.
94.459	588 SOUTH VAN NESS AV	Construct four-story, 12-unit apartment building.
94.469	49 ZOE ST	Demolish 2 story over basement 4,200 sq. foot building. Construct a 3 story, 16 unit live/work building.
94.483	575 HARRISON ST	Construct three-story, 22-unit live/ work building on vacant lot.
94.500	245 5TH ST	Convert vacant warehouse to 41,210 sq. ft of comm. use or up to 26 dwelling units.

List 4A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 5 or more units, July 1995

94.516	4801 BALBOA ST	Amend previously authorized PUD by redesigning 24 dwelling units originally intended for Lot 1 (orginal MUNI turnarund site); the MUNI site is now Lot 45&44, Block 1596.
94.548	125 GILBERT ST	Remove aluminum storage shed. Construct three-story, 16-unit live/work building.
94.594	394-398 TOWNSEND ST	Construct 36 live/work units in two, 4 story over garage structure containing 40,000 sq. ft. and 20 parking.
94.618	901 POLK ST	Conversion of existing vacant showroom and service to multi-plex theatre, health club, retail, residential and parking. Addition of 332,000 sq. ft. of space to the existing 234,000 sq. ft. structure. Project would include 75 dwelling units.
94.619	2210 CLAY ST	To permit a residential care facility for 16 adults in an RH-2 district
94.656	1731 & 1733 Pierce St	Adjust lot line and build a three-unit and four-unit three story building.
94.673	226 RITCH ST	Construct nine live/work units in a three story building on a vacant lot, with parking for seven automobiles.
94.674	789 MONTEREY BL	Subdivide one lot into five and construct five, three-unit, three-story buildings with 15 parking spaces.
92.465	1625 Pacific Ave	Build 15-unit, 4-story, 19,826s.f. apart. bldg after demo. of one comm. bldg.
94.221	43 BOARDMAN ST	Construct 10 Live/Work units on a site approx. 5,875 sq. ft. in size after demolition of a 2-story duplex.
94.389	Hayes Valley Hsng N. Block	Planned Unit Development to demolish existing 134 unit public housing project, construct 85 new dwelling units. Relocation of displaced tenants.
95.151	974 HOWARD ST	Construct 24 affordable units for disabled persons.
95.165	6838 Geary Blvd.	Construct three story 10 unit building.
95.255	1010 S. VAN NESS AV	Construct 30 units of affordable housing for very low income families.
95.275	1218 CONNECTICUT ST	Build 10 units in an M-1 district

Note: List 4A is for projects requiring City Planning Commission review; the List may include recently approved projects.

List 4B

San Francisco Planning Commission
Residential Approved Projects in 1994
(5 + units, includes live-work units)

Case	Project Name	Units	Description	Action Date
93.155 S	Deharo/17th/Rhode Island/16th	14	Build 14 new live/work units in two 40'-high buildings on former railroad right-of-way.	January 1994
94.001 V	1096 EDDY ST	21	Build a 5-story apartment building with 21 one-beroom units, no parking and support services for persons with mental disabilities on a lot currently used for parking.	February 1994
91.076 E	Jamestown Ave	520	Subdivide 30 acres into 271 lots & build a maximum of 520 units in a phased project.	February 1994
93.640 E	286 VALENCIA ST	27	Build on a 7,000 s.f. lot, a mixed use building with 3,700 s.f. of commercial space and 27 elderly dwelling units with 5 parking stalls.	February 1994
93.027 Q	2088 FELL ST	12	Build 4 3-unit structures.	February 1994
93.745 E	1576 UNION ST	5	Build four-story mixed-use building with 300 s.f. of retail and parking for five cars on the ground floor and five apartments on three higher floors after demolition of a one-story building with retail and one dwelling unit.	February 1994
92.397 C	1290-1294 Potrero Ave	20	Build 20 units of low-income family housing with 30,855 s.f. & a resource center with 15,318 s.f.	March 1994
94.010 E	4801 GEARY BL	14	Build a mixed-use building with 4 stories over sub-surface parking for 14 cars, 4,950 s.f. of retail and 14 dwelling units in 18,562 s.f. after demo. of auto repair building.	March 1994
94.015 V	185 07TH ST	29	Build on a vacant site, a 4- & 5-story, 29-unit affordable housing apartment bldng with 29 parking stalls.	March 1994
93.619 C	81 Lansing Street	33	Build a 4-story building with 33 units, 34 park. stalls and one small comm. unit after demo of a 2-story office bld.	April 1994
93.716 E	1690 WALLACE AV	8	Build an 8-unit apart. bld. with 8 parking stalls on a vacant lot.	April 1994
94.089 E	555 and 557 27th Street	6	Demolish one single-family dwelling on two lots. Construct two three-unit buildings on two lots.	April 1994

List 4B

San Francisco Planning Commission
Residential Approved Projects in 1994
(5 + units, includes live-work units)

Case	Project Name	Units	Description	Action Date
89.436 V	3201 California St	20	Build 20 units of housing, 11,950s.f. of retail space & 29 pkg spaces underground on a site of 16,064s.f. previously occupied by service station.	May 1994
92.639 C	333 Taylor St.	108	Build 108 units of affordable housing in a 9-story, 44,744 s.f. bldg after removal of a park. lot and temp. one-story off. struc.	May 1994
93.624 Q	1097 HOWARD ST	22	Convert existing industrial bldg formerly used by the S. F. Lighthouse for the Blind to 22 live/work units and 19 parking stalls.	May 1994
93.743 C	80 JULIAN AV	14	Convert 14-unit tourist hotel to residential drug treatment facility.	May 1994
93.639 S	1822 08TH AV	7	Subdivide a 4,031 s.f. lot into three lots and build three duplexes with three stories in front and five stories in back after demolition of a two-story (front) 7-unit apartment.	May 1994
93.316 Q	344-348 CHURCH ST	15	Demolish existing building, construct 15 unit residential building with 20 parking spaces.	June 1994
94.068 C	50 Guy Place	8	Construct 8-unit, 4-6 story building.	June 1994
92.551 Q	751 Valencia St /150 Lexington St	6	Split 1 through lot into 2 lots to allow construction of a 6-unit elderly housing units.	June 1994
94.192 E	1200 09TH AV	54	Demo. a service station and construct a 54-room hotel or a mixed use bldg with ground floor retail and residential above.	July 1994
94.223 K	161 GILBERT ST	16	Construct 16 Live/work units with parking for 27 automobiles.	July 1994
94.240 C	1171-1179 MISSION ST	30	Construct a women's shelter for thirty women and a distribution center for the St. Anthony Foundation.	July 1994
94.106 C	630-632 VAN NESS AV	222	Build a 14-story, mixed-use development with approx. 222 dwelling units, approx. 6,800 s.f. of commercial space on the ground floor and 236 basement parking spaces after removal of a parking lot.	July 1994

List 4B

San Francisco Planning Commission
Residential Approved Projects in 1994
(5 + units, includes live-work units)

Case	Project Name	Units	Description	Action Date
94.201 E	3244-3250 21ST ST	10	Construct a new, mixed use building with ground floor commercial and parking and ten residential units.	August 1994
94.166 E	670 Valencia Street	50	Construct 50 senior housing units after demolition of one three-unit building.	August 1994
94.116 C	GUY PLACE	15	Construct 40-foot, 15-dwelling unit structure, with 15 parking spaces on vacant lot.	August 1994
93.470 Q	2011 MARKET ST	10	Build mixed-use building with 3,500 s.f. of commercial space, 12 dwelling units and 12 parking stalls after removing a car sales lot and shed.	August 1994
94.110 Q	50 LUCERNE ST	12	Construct two-story over garage bldg w. 12 live-work units.	August 1994
94.167 E	4020-4040 BALBOA ST	5	Demolish existing one-story 2,850 square foot retail space. Construct two mixed-use buildings with two floors of residential space containing five units over retail.	September 1994
93.538 V	1035 FOLSOM ST	50	Demolish existing warehouse and construct a 50-unit apartment building.	October 1994
93.525 Q	751 NATOMA ST	6	Demolish a 2-story bakery bldg and build a three-story 11,066 s.f. bldg w. 8 live/work units and eight parking.	October 1994
94.462 E	2200 SUTTER ST	9	Demolish an existing 6,000 square foot vacant mortuary and construct three, 4-story, 3-unit dwellings.	October 1994
94.191 S	340-350 01ST ST		Convert a vacant printing company to live/work units.	October 1994
94.089 D	555 and 557 27th Street	6	Demolish one single-family dwelling on two lots. Construct two three-unit buildings on two lots.	20 October 1994
93.571 V	2551-2557 MISSION ST	20	Build 4-story, 39,200 g.s.f. mixed-use building with 20 apartments 9,800 g.s.f. of office/retail, 9,800 g.s.f. basement and no parking or rear yard.	December 1994
93.179 C	600 VAN NESS AV	144	Build 13-story, approx. 285,000 s.f., 144-unit elderly apartments with 10,000 s.f. commercial and 173 parking stalls after demolition of 3 buildings.	December 1994

Note: Live-work units are considered commercial by Planning Code.

5. **Affordable projects completed; and affordable projects in the "pipeline".**

List 5A

AFFORDABLE HOUSING CONSTRUCTION
Projects Completed

1993 - 1994

Projects	Units	Type of Units / Income Level
111 Jones St.	108	Family & elderly rental very low income
1028 Howard	30	Family rental very low income
201 Turk St.	175	Family & elderly rental very low income
333-375 Fell St.	82	Family rental very low income
126-6th/514 Minna	24	Family rental very low income
480 Valencia St.	59	Family rental very low income
1333 Bush St.	42	Group housing elderly very low income rental
1400 Pine St.	61	Elderly rental very low income
705 Natoma St.	104	SRO extremly low income
241 6th St.	100	SRO very low income
100 Market St	59	SRO extremly low income
Total Units	**884**	
Subtotal Family	418	
Subtotal Elderly	163	
Subtotal Group Housing	303	

1992

1272 South Van Ness Ave.	42	Group housing for low inc. mentally dis.
1200 Connecticut St.	10	Group housing/ low income live work
3330 Army St.	25	Family rental, very low inc.
3400 16th St.	18	Family rental, low income
Keith St./Bowman Ct.	62	Low mod. inc. family ownership, SFRA
Whitney Young St.	15	Low inc. family ownership, SFRA
Townsend & Embarc.Sts.	108	Very low inc. family rental, SFRA
Total Units	**250**	
Subtotal Family	228	
Subtotal Elderly	0	
Subtotal Group Housing	22	

List 5B

AFFORDABLE HOUSING CONSTRUCTION
MAJOR PROJECTS "IN THE PIPELINE"
Projects Approved, Under Construction, or to be Completed in 1995

Projects address/ Name	Units	Type of Units / Income Level/ Sponsor
18th & Arkansas	29	Live/work, ARTARK
100 Alemany/ Market Heights	46	Family rental low income, BHCF
Kiska Rd & La Salle	35	Family low moderate income, SFRA, HCDC
Newcomb & La Salle/The Village	54	Elderly rental very low income, SFRA
Hudson & Whitney Ct	30	Family ownership low-mod., SFRA
1035 Folsom St	50	Family very low income, MCH
555 Ellis St.	38	Family units very low income, AND
101 Valencia St.	118	Family rental very low income, HDNP
1290 Potrero & 25th/ Good Samaritan	20	Family rental extremely low income, MHDC
731-35 Baker St	13	Group housing, very low income
1101 Howard St.	34	Family very low income units, MCH
1045 Capp St.	30	Elderly rental very low income, conversion
240 4th St.	34	SRO, elderly rental very low inc., TODCO
151 Leland Ave	51	Special population, Hospice By The Bay
600 Valencia	50	Elderly rental very low income, MHDC
27 & 42 De Montfort Ave.	10	Group housing
212 Ashbury St.	20	Group housing
347 Dolores	65	Elderly rental very low income
834 Kerney St/ I Hotel	104	Elderly very low income, CCHC
Fillmore Market Place	120	Family low income, SFRA

Note: See page 47 for project sponsor abbreviations.

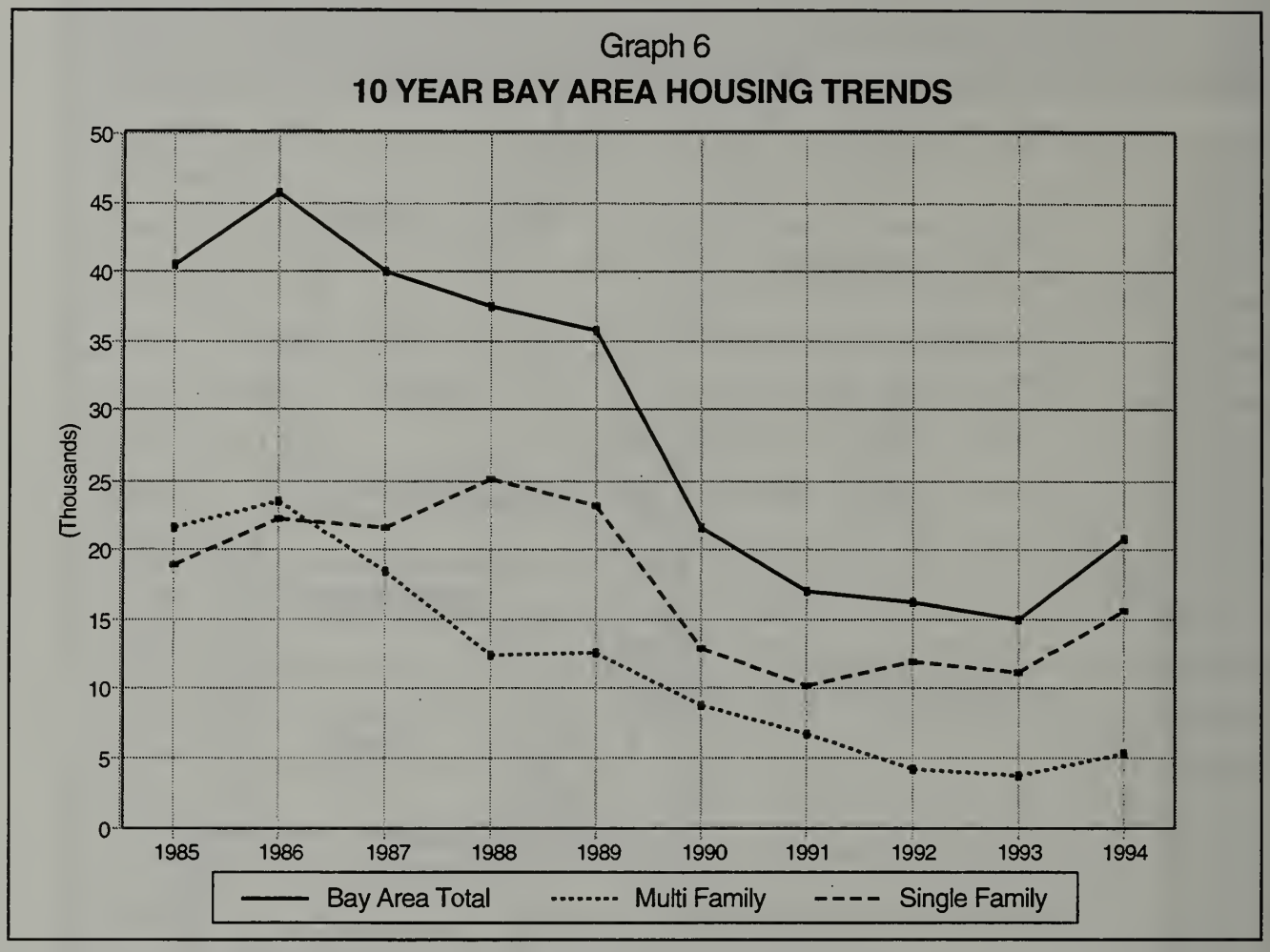
BAY AREA NINE COUNTY REGION



Map 2

REGIONAL PERSPECTIVE

L. BAY AREA NINE COUNTY REGION



The regional data are based on units approved for construction and not on units completed.

Graph 6 depicts a decline in nine county Bay Area housing production from an annual peak of 45,700 units in 1986; and the related proportions of single family and multi-unit housing production. Bay Area housing production is generally of lower density than San Francisco housing.

Bay Area residential demolition permits data is contained in Table I.15A. Bay Area alteration permit activity is contained in Table I.15B. San Francisco which generally has an older stock of housing continues to have a higher rate of alteration permit activity compared to other Bay Area counties. Additional regional data are contained in Part II, Table II.6 and Table II.7.

TABLE I.15A

UNITS AUTHORIZED FOR CONSTRUCTION
Bay Area Counties, 1994

County	Units Authorized	Percent
Santa Clara	3,944	19%
Contra Costa	3,914	19%
Alameda	3,516	17%
Marin	3,143	15%
Sonoma	2,514	12%
Solano	1,501	7%
San Francisco	948	5%
San Mateo	900	4%
Napa	394	2%
Total	20,774	100%

TABLE I.15B

PERMITS for RESIDENTIAL DEMOLITION
Bay Area Counties, 1994

County	Buildings	Units	Percent
Alameda	87	96	13%
Contra Costa	100	125	16%
Marin	121	130	17%
Napa	24	24	3%
San Francisco	36	57	8%
San Mateo	55	57	8%
Santa Clara	171	177	23%
Solano	13	13	2%
Sonoma	96	76	10%
Total	653	758	100%

TABLE I.15C

ALTERATION PERMITS
Bay Area Counties, 1994

County	Units	Costs (thousands)	Percent
Alameda	9,529	$95,865	19%
Contra Costa	7,760	$90,368	19%
Marin	1,449	$16,712	3%
Napa	1,615	$15,472	3%
San Francisco	7,645	$101,108	16%
San Mateo	6,656	$108,826	16%
Santa Clara	9,165	$165,024	19%
Solano	2,702	$23,976	5%
Sonoma	2,616	$38,666	5%
Total	49,137	$656,017	100%

HOUSING INVENTORY REPORT

PART II A.

DATA 1994

UNITS IN PROJECTS COMPLETED

Planning Department of the
City and County of San Francisco

TABLE II.1

NET CHANGE in HOUSING STRUCTURES and UNITS, 1994

Structure Types	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	77	49%	28	2%
Two Units	33	21%	56	5%
Three Units	15	12%	54	5%
Four Units	4	3%	16	4%
5 to 9 Units	8	5%	44	4%
10 to 19 Units	1	1%	16	4%
20 or more Units	15	10%	972	82%
Total	156	100%	1,186	100%

Note: Number of structures counts all projects involved in units gained or units lost. Number of units is the **net** change from all units gained or lost.

TABLE II.2

December, 1994

Structure Type	Number of Units	Percent
Single Family	105,418	31.6%
2 to 4 Units	79,471	23.8%
5 to 9 Units	37,112	11.1%
10 to 19 Units	36,578	10.9%
20 or more Units	75,468	22.6%
TOTAL	334,047	100.0%

TABLE II.3

HOUSING UNITS CERTIFIED COMPLETE, 1994
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	63	45.3%	63	5.1%
Two Units	31	22.3%	62	5.0%
Three Units	18	12.9%	54	4.4%
Four Units	4	2.9%	16	1.3%
5 to 9 Units	7	5.0%	51	4.1%
10 to 19 Units	1	0.7%	16	1.3%
20 or more Units	15	10.8%	972	78.8%
TOTAL	139	100%	1,234	100%

TABLE II.4

HOUSING UNITS CERTIFIED COMPLETE, 1994
by Bedroom Type

Bedroom Type	Units	Percent
Studio	420	34.0%
One Bedroom	223	18.1%
Two Bedroom	297	24.1%
Three Bedroom	236	19.1%
Four or More	58	4.7%
Unknown	0	0.0%
TOTAL	1,234	100%

TABLE II.5

PRIVATE & PUBLIC SECTOR SHARE OF COMPLETED UNITS, 1994

Source	Type	Units	Percent
Public	Housing Authority	0	0%
Public	Non-Profit	778	63%
Public	Redevelopment	324	26%
Private	Private	132	11%
	Total	1,234	100%

Note: A project may be non-profit and private in a Redevelopment area. These totals are exclusive so that a private project in a Redevelopment is counted only once under Redevelopment although it may also be private. If it is a non-profit project it is counted under non-profit.

TABLE II.6

HOUSING UNITS AUTHORIZED FOR CONSTRUCTION
San Francisco and Bay Area Counties by Permits Issued, 1994

County	Single Family	Multi-Family	Total Units	Single Family % of Total
Alameda	2,317	1,199	3,516	66%
Contra Costa	3,658	256	3,914	93%
Marin	2,753	390	3,143	88%
Napa	382	12	394	97%
San Francisco	107	841	948	11%
San Mateo	599	301	900	67%
Santa Clara	2,127	1,817	3,944	54%
Solano	1,375	126	1,501	92%
Sonoma	2,164	390	2,514	86%
Total	15,482	5,292	20,774	75%

TABLE II.7

TRENDS in UNITS AUTHORIZED for CONSTRUCTION by BUILDING TYPE
San Francisco and Bay Area Counties, 1994

Year	Bay Area Total	Bay Area Total minus San Francisco	Multi-Family Bay Area Total minus SF	Single Family Bay Area Total minus SF	San Francisco Total	San Francisco Multi-Family	San Francisco Single Family
1985	40,502	39,023	20,259	18,764	1,479	1,306	173
1986	45,702	43,665	21,538	22,127	2,037	1,898	139
1987	39,969	37,527	16,098	21,429	2,442	2,287	155
1988	37,495	35,564	10,697	24,867	1,931	1,774	157
1989	35,716	34,208	11,221	22,987	1,508	1,361	147
1990	21,601	20,269	7,562	12,707	1,332	1,171	161
1991	17,014	16,027	6,047	9,980	987	792	195
1992	16,219	15,590	3,712	11,878	629	559	70
1993	14,922	13,921	2,877	11,044	1,001	919	82
1994	20,774	19,826	4,451	15,375	948	841	107
Total	289,914	275,620	104,462	171,158	14,294	12,908	1,386

TABLE II.8

HOUSING UNITS DEMOLISHED, 1994
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	14	82%	-14	56%
Two Units	2	12%	-4	16%
Three Units	0	0%	0	0%
Four Units	0	0%	0	0%
5 to 9 Units	1	6%	-4	28%
10 to 19 Units	0	0%	0	0%
20 or more Units	0	0%	0	0%
Total	17	100%	(25)	100%

NOTE: Tables 9, 10, and 11 have been discontinued.

TABLE II.12

NET CHANGE of HOUSING UNITS, 1994
Planning Districts in Rank Order

			Structures		Units	
Rank	Planning District	Dist #	Number	Percent	Number	Percent
1	Downtown	4	8	6%	447	38%
2	South of Market	9	9	7%	245	21%
3	Western Addition	5	12	9%	160	13%
3	Northeast	3	3	2%	6	6%
5	Mission	8	4	3%	69	6%
6	South Central	12	26	19%	66	6%
7	Marina	2	4	3%	31	3%
8	Richmond	1	12	9%	30	3%
9	South Bayshore	10	14	10%	21	2%
10	Buena Vista	6	3	2%	12	1%
11	Central	7	16	12%	12	1%
12	Bernal Heights	11	7	5%	11	1%
13	Ingleside	13	8	6%	8	1%
14	Inner Sunset	14	8	6%	8	1%
15	Outer Sunset	15	4	3%	(2)	0%
	Total		135	100%	1,186	100%

Note: Net change is for new construction minus demolition and alterations.

TABLE II.13

NET CHANGE IN HOUSING UNITS, 1994
Planning Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	21	Richmond	25	South of Market	14	South Central	16	Downtown	434
2	Buena Vista	9	South Bayshore	20	Marina	9	Bernal Heights	0	South of Market	222
3	Bernal Heights	7	Western Addition	18	Downtown	8	Buena Vista	0	Western Addition	150
4	Ingleside	5	Central	12	Richmond	8	Central	0	Northeast	63
5	Inner Sunset	4	South Central	9	Mission	6	Downtown	0	Mission	59
6	Downtown	1	South of Market	9	Northeast	6	Ingleside	0	Marina	24
7	South Bayshore	1	Marina	5	Bernal Heights	0	Inner Sunset	0	South Central	20
8	Central	0	Mission	5	Buena Vista	0	Marina	0	Bernal Heights	0
9	South of Market	0	Bernal Heights	4	Central	0	Mission	0	Buena Vista	0
10	Mission	(1)	Downtown	4	Ingleside	0	Northeast	0	Central	0
11	Western Addition	(1)	Buena Vista	3	Inner Sunset	0	Outer Sunset	0	Ingleside	0
12	Northeast	(3)	Ingleside	3	Outer Sunset	0	Richmond	0	Inner Sunset	0
13	Richmond	(3)	Inner Sunset	3	South Bayshore	0	South Bayshore	0	Outer Sunset	0
14	Outer Sunset	(5)	Northeast	3	South Central	0	South of Market	0	Richmond	0
15	Marina	(7)	Outer Sunset	3	Western Addition	(7)	Western Addition	0	South Bayshore	0
Total		28		126		44		16		972
Percent		2%		11%		4%		1%		82%

Note: Net change is for new construction minus demolition and alterations.

TABLE II.14

HOUSING UNITS CERTIFIED COMPLETE, 1994
Planning Districts in Rank Order

Rank	Planning District	Dist #	New Structures	Percent	New Units	Percent
1	Downtown	4	8	7%	447	36%
2	South of Market	9	9	8%	247	20%
3	Western Addition	5	9	8%	168	14%
4	South Central	12	23	19%	70	6%
5	Northeast	3	9	8%	72	6%
6	Mission	8	4	3%	70	6%
7	Marina	2	4	3%	38	3%
8	Richmond	1	10	8%	32	3%
9	South Bayshore	10	13	11%	23	2%
10	Central	7	12	10%	22	2%
11	Bernal Heights	11	7	6%	11	1%
12	Ingleside	13	6	5%	10	1%
13	Buena Vista	6	3	3%	9	1%
14	Inner Sunset	14	9	8%	9	1%
15	Outer Sunset	15	2	2%	4	0%
	Total		118	100%	1,234	100%

TABLE II.15

HOUSING UNITS COMPLETED, 1994
Planning Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	26	Richmond	23	South of Market	14	South Central	16	Downtown	434
2	Bernal Heights	7	South Bayshore	20	Marina	9	Bernal Heights	0	South of Market	222
3	Ingleside	7	Central	16	Downtown	8	Buena Vista	0	Western Addition	150
4	Buena Vista	6	Western Addition	16	Richmond	8	Central	0	Northeast	63
5	Central	6	South Central	11	Mission	6	Downtown	0	Mission	59
6	Inner Sunset	3	South of Market	11	Northeast	6	Ingleside	0	Marina	24
7	South Bayshore	3	Inner Sunset	5	Bernal Heights	0	Inner Sunset	0	South Central	20
8	Western Addition	2	Marina	5	Buena Vista	0	Marina	0	Bernal Heights	0
9	Downtown	1	Mission	5	Central	0	Mission	0	Buena Vista	0
10	Outer Sunset	1	Bernal Heights	4	Ingleside	0	Northeast	0	Central	0
11	Richmond	1	Downtown	4	Inner Sunset	0	Outer Sunset	0	Ingleside	0
12	Marina	0	Buena Vista	3	Outer Sunset	0	Richmond	0	Inner Sunset	0
13	Mission	0	Ingleside	3	South Bayshore	0	South Bayshore	0	Outer Sunset	0
14	Northeast	0	Northeast	3	South Central	0	South of Market	0	Richmond	0
15	South of Market	0	Outer Sunset	3	Western Addition	0	Western Addition	0	South Bayshore	0
Total		63		132		51		16		972
Percent		5%		11%		4%		1%		79%

TABLE II.16

HOUSING UNITS CERTIFIED COMPLETE, 1994
Districts in Rank Order by Bedroom Type

Rank	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More Bedrooms		Unknown	
	District	Units	District	Units	District	Units	District	Units	District	Units	District	Units
1	Downtown	217	Downtown	98	Western Addition	68	Downtown	51	South Central	17	Bernal Heights	0
2	South of Market	140	South of Market	64	Downtown	68	Mission	36	Ingleside	7	Buena Vista	0
3	Northeast	59	Marina	24	South Central	30	South Central	25	Mission	6	Central	0
4	Bernal Heights	0	Western Addition	5	South of Market	29	Richmond	14	Western Addition	6	Downtown	0
5	Buena Vista	0	Northeast	4	Mission	28	South of Market	14	Central	5	Ingleside	0
6	Central	0	Buena Vista	2	Richmond	13	South Bayshore	12	Richmond	5	Inner Sunset	0
7	Ingleside	0	Ingleside	2	Marina	10	Bernal Heights	8	Inner Sunset	3	Marina	0
8	Inner Sunset	0	South Bayshore	2	Central	8	Central	8	South Bayshore	3	Mission	0
9	Marina	0	Central	1	Northeast	6	Western Addition	7	Bernal Heights	2	Northeast	0
10	Mission	0	Inner Sunset	1	South Bayshore	8	Marina	8	Buena Vista	1	Outer Sunset	0
11	Outer Sunset	0	Bernal Heights	0	Buena Vista	3	Buena Vista	3	Downtown	0	Richmond	0
12	Richmond	0	Mission	0	Inner Sunset	8	Northeast	3	Outer Sunset	1	South Bayshore	0
13	South Bayshore	0	Outer Sunset	0	Bernal Heights	1	Inner Sunset	2	Marina	0	South Central	0
14	South Central	0	Richmond	0	Outer Sunset	1	Outer Sunset	1	Northeast	0	South of Market	0
15	Western Addition	0	South Central	0	Ingleside	6	Ingleside	1	South of Market	0	Western Addition	0
TOTAL		416		203		261		190		57		0

TABLE II.17

HOUSING UNITS DEMOLISHED, 1994
Districts in Rank Order

Rank	Planning District	Dist #	Structures	Percent	Units	Percent
1	Western Addition	5	3	12%	(9)	36%
2	Central	7	3	24%	(5)	20%
3	South Central	12	3	18%	(4)	16%
4	Richmond	1	2	12%	(3)	12%
5	Outer Sunset	15	2	12%	(2)	8%
6	South Bayshore	10	1	6%	(1)	4%
7	Ingleside	13	1	12%	(1)	4%
8	Marina	2	0	0%	0	0%
9	Northeast	3	0	0%	0	0%
10	Downtown	4	0	0%	0	0%
11	Buena Vista	6	0	0%	0	0%
12	Mission	8	0	0%	0	0%
13	South of Market	9	0	0%	0	0%
14	Bernal Heights	11	0	0%	0	0%
15	Inner Sunset	14	0	0%	0	0%
TOTAL			17	100%	(25)	100%

TABLE II.18

HOUSING UNITS DEMOLISHED, 1994
Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	(3)	Central	(2)	Western Addition	(7)	Bernal Heights	0	Bernal Heights	0
2	Richmond	(3)	South Central	(2)	Bernal Heights	0	Buena Vista	0	Buena Vista	0
3	Outer Sunset	(2)	Bernal Heights	0	Buena Vista	0	Central	0	Central	0
4	South Central	(2)	Buena Vista	0	Central	0	Downtown	0	Downtown	0
5	Western Addition	(2)	Downtown	0	Downtown	0	Ingleside	0	Ingleside	0
6	Ingleside	(1)	Ingleside	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
7	South Bayshore	(1)	Inner Sunset	0	Inner Sunset	0	Marina	0	Marina	0
8	Bernal Heights	0	Marina	0	Marina	0	Mission	0	Mission	0
9	Buena Vista	0	Mission	0	Mission	0	Northeast	0	Northeast	0
10	Downtown	0	Northeast	0	Northeast	0	Outer Sunset	0	Outer Sunset	0
11	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0	Richmond	0	Richmond	0
12	Marina	0	Richmond	0	Richmond	0	South Bayshore	0	South Bayshore	0
13	Mission	0	South Bayshore	0	South Bayshore	0	South Central	0	South Central	0
14	Northeast	0	South of Market	0	South Central	0	South of Market	0	South of Market	0
15	South of Market	0	Western Addition	0	South of Market	0	Western Addition	0	Western Addition	0
TOTAL		(14)		(4)		(7)		0		0
PERCENT		56%		16%		28%		0%		0%

APPENDIX TABLE A

NET CHANGE in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	-1	0	0	0	0	0	0	1	6	0	0	0	0	1	5
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
111.00	0	-1	0	0	0	0	0	0	0	0	0	0	1	63	1	62
112.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
113.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	1	42	1	42
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE A

NET CHANGE in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	2	234	2	234
126.00	0	0	1	2	0	0	0	0	0	0	0	0	1	24	2	26
127.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	-3	0	0	0	0	0	0	1	9	0	0	0	0	1	6
131.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	1	68	1	68
152.00	1	3	0	0	0	0	0	0	0	0	0	0	0	0	1	3
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	1	-3	0	0	1	3	0	0	0	0	0	0	0	0	2	0
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.00	0	0	0	0	0	0	0	0	1	-7	0	0	0	0	1	-7

APPENDIX TABLE A

NET CHANGE in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
160.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	1	0	0	2	0	0	1	4	0	0	0	0	1	82	3	88
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
165.00	0	-1	0	0	3	9	0	0	0	0	0	0	0	0	3	8
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
168.98	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
169.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
170.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	1	4	1	8	0	0	3	158	5	170
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	-1	0	0	1	3	1	4	0	0	0	0	2	160	4	166
179.01	0	0	0	0	0	0	0	0	0	0	0	0	1	62	1	62
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	2	14	0	0	0	0	2	14
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	1	59	1	59

APPENDIX TABLE A

NET CHANGE in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
203.00	1	0	0	0	2	6	0	0	0	0	0	0	0	0	3	6
204.00	1	1	2	0	0	0	0	0	0	0	0	0	0	0	3	1
205.00	0	-1	1	2	0	0	0	0	0	0	0	0	0	0	1	1
206.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
207.00	0	-1	0	0	1	3	0	0	0	0	0	0	0	0	1	2
208.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
209.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	-1	1	2	0	0	0	0	0	0	0	0	0	0	1	1
212.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
213.00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	2	3	0	0	0	0	0	0	0	0	0	0	0	0	2	3
216.00	2	-1	0	0	0	0	0	0	0	0	0	0	0	0	2	-1
217.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218.00	1	-2	1	2	0	0	0	0	0	0	0	0	0	0	2	0
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	1	2	2	0	0	0	0	0	0	0	0	0	0	2	3
228.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
229.00	0	1	1	2	0	0	0	0	0	0	0	0	0	0	1	3
230.00	1	-1	2	4	0	0	0	0	0	0	0	0	0	0	3	3
231.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE A

NET CHANGE in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
232.00	1	2	2	4	0	0	0	0	0	0	0	0	0	0	3	6
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
251.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
253.00	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
254.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
255.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
256.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
257.00	5	4	1	-2	0	0	0	0	0	0	0	0	0	0	6	2
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	13	11	1	2	0	0	0	0	0	0	0	0	0	0	14	13
260.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
261.00	3	2	0	0	0	0	0	0	0	0	0	0	0	0	3	2
262.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
263.00	1	1	1	2	1	3	1	4	0	0	1	16	1	20	6	46
264.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
301.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	0	0	0	-2	1	3	0	0	0	0	0	0	0	0	1	1
303.00	0	1	1	2	0	0	0	0	0	0	0	0	0	0	1	3
304.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE A

NET CHANGE in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
305.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
306.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
307.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
310.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
313.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
314.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326.00	3	-1	0	0	1	3	0	0	0	0	0	0	0	0	4	2
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
401.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

APPENDIX TABLE A

NET CHANGE in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
402.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
426.00	0	-1	1	2	1	3	0	0	0	0	0	0	0	0	2	4
427.00	2	-2	2	6	1	3	0	0	0	0	0	0	0	0	5	7
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451.00	1	0	0	0	1	3	0	0	0	0	0	0	0	0	2	3
452.00	1	0	1	2	0	0	0	0	0	0	0	0	0	0	2	2
476.00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
477.00	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
478.00	0	-1	1	2	0	0	0	0	0	0	0	0	0	0	1	1
479.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	1	0	6	12	0	0	0	0	0	0	0	0	0	0	7	12
Total	67	20	33	56	18	54	4	16	8	44	1	16	15	972	146	1178

APPENDIX TABLE B

HOUSING UNITS and STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	1	63	1	63
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	1	42	1	42
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS and STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	2	234	2	234
126.00	0	0	1	2	0	0	0	0	0	0	0	0	1	24	2	26
127.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	1	9	0	0	0	0	1	9
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	1	68	1	68
152.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS and STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
160.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	0	0	0	0	0	0	1	4	0	0	0	0	1	82	2	86
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165.00	0	0	0	0	3	9	0	0	0	0	0	0	0	0	3	9
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	1	4	1	8	0	0	3	158	5	170
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	1	3	1	4	0	0	0	0	2	160	4	167
179.01	0	0	0	0	0	0	0	0	0	0	0	0	1	62	1	62
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	2	14	0	0	0	0	2	14
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	1	59	1	59

APPENDIX TABLE B

HOUSING UNITS and STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
203.00	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
204.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
205.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
208.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
216.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
217.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
228.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
230.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
231.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE B

HOUSING UNITS and STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
232.00	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
253.00	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
254.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
257.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	12	12	1	2	0	0	0	0	0	0	0	0	0	0	13	14
260.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
261.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
262.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
263.00	1	1	1	2	1	3	1	4	0	0	1	16	1	20	6	46
264.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
303.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
304.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

APPENDIX TABLE B

HOUSING UNITS and STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
305.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
306.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
307.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
310.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326.00	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS and STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
402.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
426.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
427.00	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
452.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
478.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
479.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	1	1	6	12	0	0	0	0	0	0	0	0	0	0	7	13
Total	53	53	31	62	18	54	4	16	7	51	1	16	15	972	129	1224

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.00	0	0	0	0	0	0	0	0	1	-7	0	0	0	0	1	-7
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
162.98	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
204.00	0	0	1	-2	0	0	0	0	0	0	0	0	0	0	1	-2
205.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT
San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
228.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
232.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
252.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
257.00	1	-1	1	-2	0	0	0	0	0	0	0	0	0	0	2	-3
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
260.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
261.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
264.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
303.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
305.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
306.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
307.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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San Francisco, 1994

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
310.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
426.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
478.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
479.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	14	-14	2	-4	0	0	0	0	1	-7	0	0	0	0	17	-25

ACKNOWLEDGEMENTS

CITY PLANNING COMMISSION

Sidney R. Unobskey, President
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Special thanks to all who contributed to the publication of this report.
This report was researched and prepared by Roger Herrera.

HOUSING INFORMATION SERIES 1996

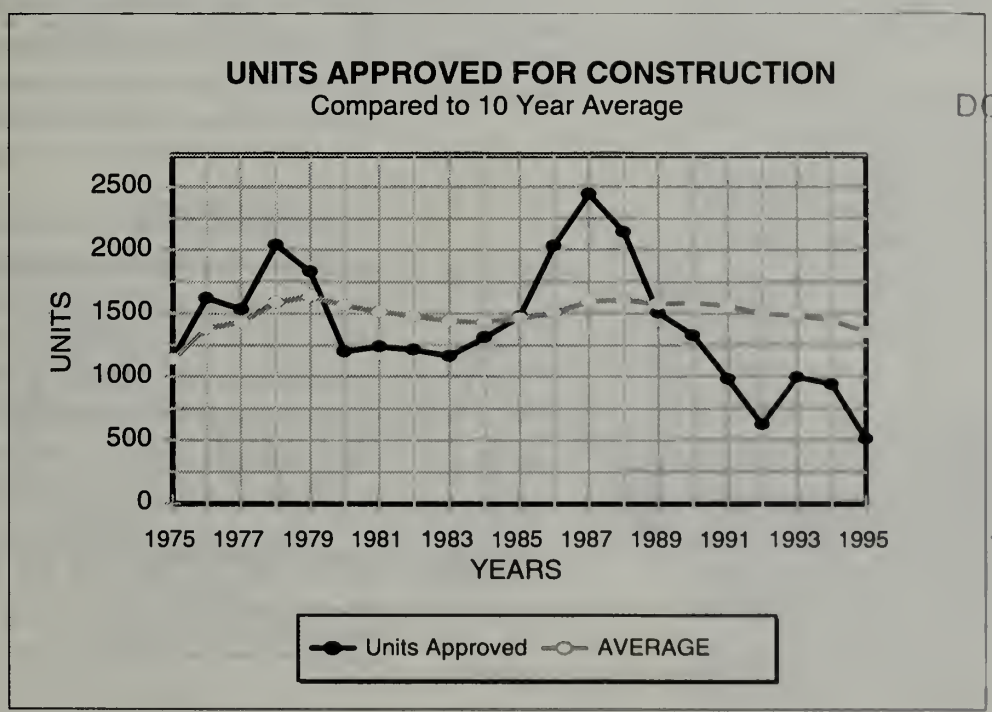
CHANGES IN THE HOUSING INVENTORY

SUMMARY

The Housing Information Series monitors San Francisco's housing production and changes in the city's housing stock. The report is used to assess housing production trends and evaluate housing production goals and policies of the Residence Element.

The report provides citywide and by district housing production totals as well as listing major projects. Overall housing production in terms of units completed, units with building permits, units under construction, and units under Planning Department review is reported. In addition to annual totals, the report maintains cumulative totals from a 1990 base to coincide with Residence Element housing need estimates.

The current findings indicate that housing construction remained low in 1995 with the completion of 532 units and building approval of an additional 515 units. During the past ten years, units completed averaged 1,553 units per year and units approved for construction averaged 1,451 units per year. Affordable housing construction by non-profit developments coorporations accounts for 34% of overall production (about 358 units per year), and new live/work projects account for about 20% of overall production. The decrease in overall housing production is attributed to a reduction in major new market rate housing construction. The Planning Department has approved over 1,200 units per year but large market rate projects have not been financed. New affordable housing developments already in the pipeline and approved live/work projects will continue to account for a major portion of new construction in 1996.



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SAN FRANCISCO HOUSING PRODUCTION

Approximately 1,200 units were approved by the Planning Department in 1995.

Projects In The Pipeline

While building permits for new construction dropped in 1995, the number of units approved by the Planning Department remained relatively high. Twenty three major projects with over 1,200 units were approved by the Planning Department in 1995. Of the 23 projects, ten projects contained 820 affordable housing units and eight projects contained 136 live/work units.

Since large market rate projects are not being financed, project approval has not translated into new construction. Production will remain low unless building permit activity increases and approved projects are financed.

Projects Completed

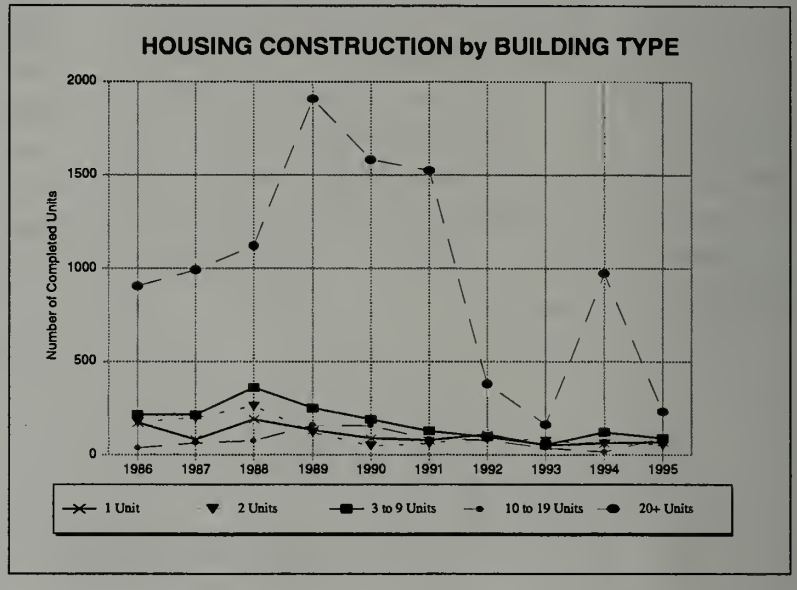
The number of units approved for construction continue to fall. Only 515 units were authorized for construction in 1995 by the Department of Building Inspection, a decrease from 948 units in 1994 and 1,001 units in 1993.

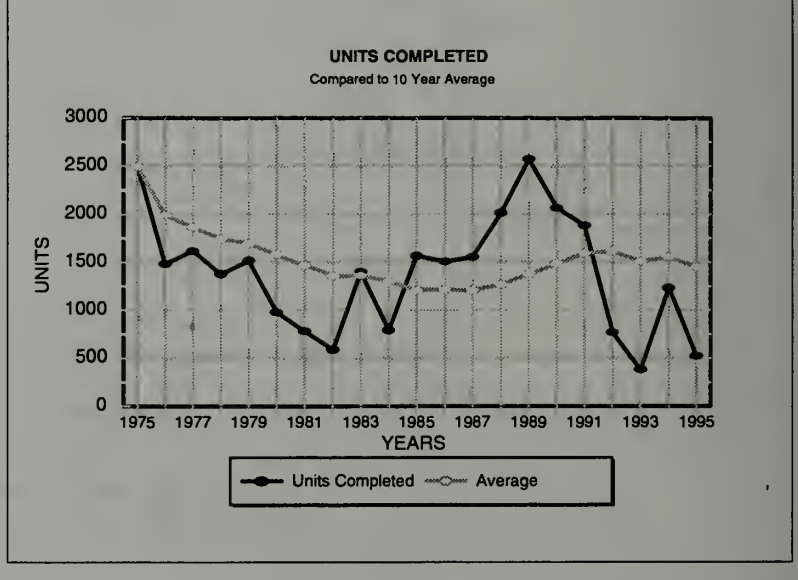
Units completed decreased from 1,234 units in 1994 to 532 units in 1995.

Of the 532 units completed in 1995, 360 units were from new residential buildings, 69 units were from additions to existing buildings, and 103 units were new live/work units.

Overall housing construction decreased from an average of 2,132 units per year between 1989 and 1991 to an average of 700 units per year from 1992 to 1995. Housing construction peaked in 1989 when large mixed-use residential developments were completed in San Francisco Redevelopment areas and in mixed-use commercial districts. Projects with 10 or more units accounted for over 73% of all units completed in the last ten years. Housing production declined in 1992 with a reduction in large market rate projects.

Only one major market rate development was completed 1995. This was an 80 unit condominium at 600 Chestnut Street. Single family housing construction accounted for 69 of the 532 units completed in 1995. Generally single family new construction account for only 7% of overall production or an average of 100 units per year.





NEW AFFORDABLE HOUSING

Affordable housing construction is a major component of overall housing production in San Francisco.

Affordable housing construction accounted for 32% or 172 units of the 532 units completed in 1995. Approximately 122 units were very low income family rental units in three inner city sites. These were 50 units at 1035 Folsom Street, 38 units at 555 Ellis Street, and 34 units at 1101 Howard Street. In addition, 29 affordable live/work units for artist were completed at 1695 18th Street, and 21 home ownership units in the Bay View

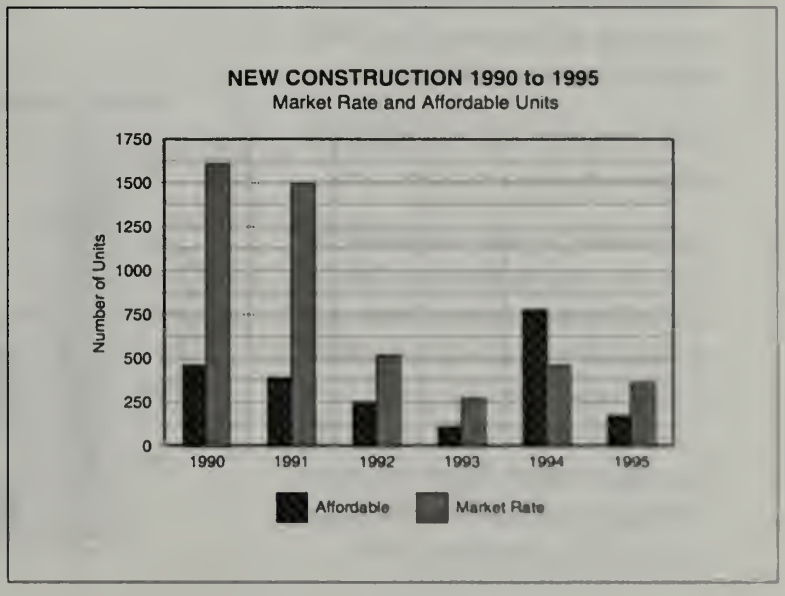
Redevelopment area. Currently there are over 1,200 affordable units in the pipeline as units under construction or approved for construction.

Since 1990, affordable housing construction has accounted for 34% of the units completed, or 2,153 units out of a 6,859 unit total. Affordable housing construction has averaged 358 units per year since 1990, only slightly higher than an average of 332 units per year during the whole of 1980 to 1989. Almost two thirds (63%) of the affordable units completed since 1990 have been very low or extremely low income units for households at 50% of the median income or lower. Thirty one percent of the new units have been for low income households between 80% and 60% of the median income, and less than 5% of the units have been for moderate income households.

Approximately 48% of the new affordable units completed since 1990 has been units for family households. Elderly units account for 12% of the new units and the remaining 40% has been housing for special populations such as group housing with supportive housing needs, SRO units, inclusionary affordable units in market rate projects, transitional housing, or affordable live/work units.

AFFORDABLE HOUSING CONSTRUCTION				
Years	Total Units	Market Rate	Affordable Units	%
1980 -1989	13,751	10,427	3,324	24%
1990 -1995	6,859	4,706	2,153	34%

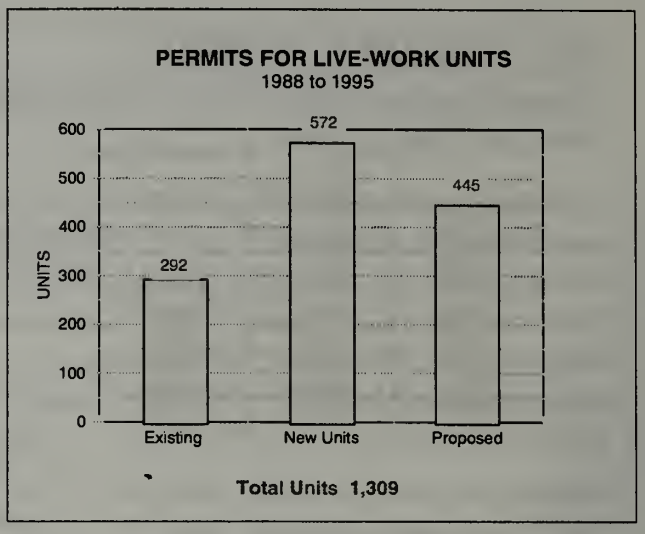
AFFORDABLE HOUSING CONSTRUCTION		
Group Types	Total	Percent
Family	1,031	47.9%
Elderly	264	12.3%
Other Units	501	23.3%
Group Housing	357	16.6%
1990 - 1995 Total	2,153	100.0%



LIVE/WORK PROJECTS

Construction of live/work units accounted for 20% of the units completed in 1995.

Live/work units are a commercial use under the Planning Code but are included in the Housing Inventory because they provide for a residential need and are counted as housing units in the census. Most of the initial live/work projects were conversions of industrial/commercial buildings but in recent years, most of the new live/work units are new construction. The new live/work projects are predominantly wood-frame construction on South of Market in-fill sites.



Approximately 572 new live/work units have been constructed and 292 existing live/work units have been legalized since the City's Live/work Ordinance was adopted in 1989. In 1995, live/work units accounted for 20% or 103 live/work units out of the 532 units completed. Twenty three of the live/work units were affordable units for artists. Currently there are about 445 new live/work units approved or under construction.

This is the first time live/work projects have been detailed in this report. A complete listing of projects completed and proposed is provided in the report.

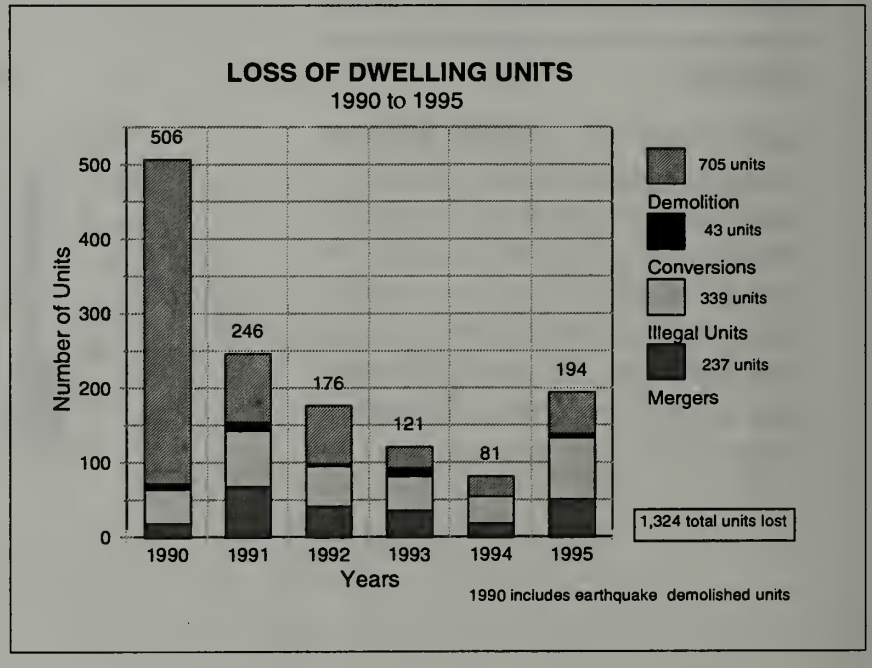
LOSS OF UNITS

Residential demolition increased from 25 units in 1994 to 55 units in 1995.

Since 1990 residential demolition averaged 54 units per year and totaled 329 units by the end 1995, not including public housing and Loma Prieta Earthquake units demolished. Residential demolitions trends decreased in the ninety's from an average of 150 units in the 1980's and 542 units in the 1970's.

More units were lost by mergers and alterations than by demolitions.

The number of units eliminated by alteration permits increased from 56 units in 1994 to 138 units in 1995. Approximately 82 units were eliminated by City code abatement, and 51 units were merged into larger units. The Housing Inventory Report began accounting for units lost and units gained by alteration permits since 1990.



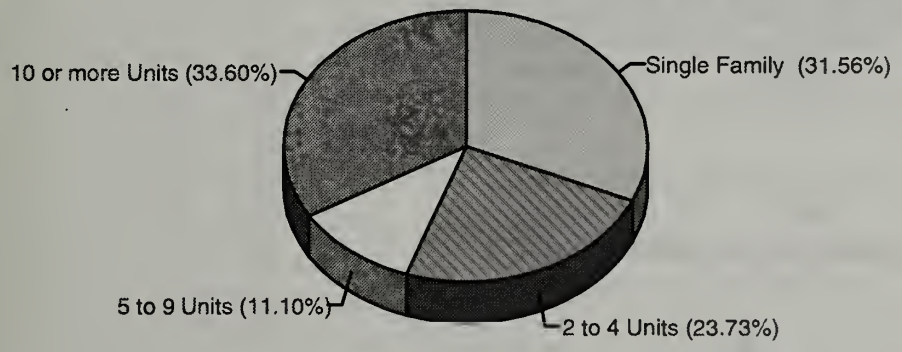
THE CITY HOUSING SUPPLY

The 1995 net gain was 401 units.

The City's housing supply totaled 334,448 units at the end of 1995. Since 1990, approximately 6,859 units have been constructed and 705 units demolished. The additional net loss of units from alterations resulted in a total net gain of approximately 6,000 since 1990. The 1995 net gain was 401 units resulting from the construction of 532 units minus the demolition of 55 units and net loss of 76 units from alteration permits.

The housing stock is approximately equally divided into one third single family homes, one third moderate density units in two to nine unit buildings, and one third higher density units in ten or more unit buildings. This distribution changes little from year to year, although the long run trend is for residential densities to increase from new construction of higher density housing.

CITYWIDE HOUSING STOCK
By Number of Units in Buildings



2 to 9 units (34.89%)

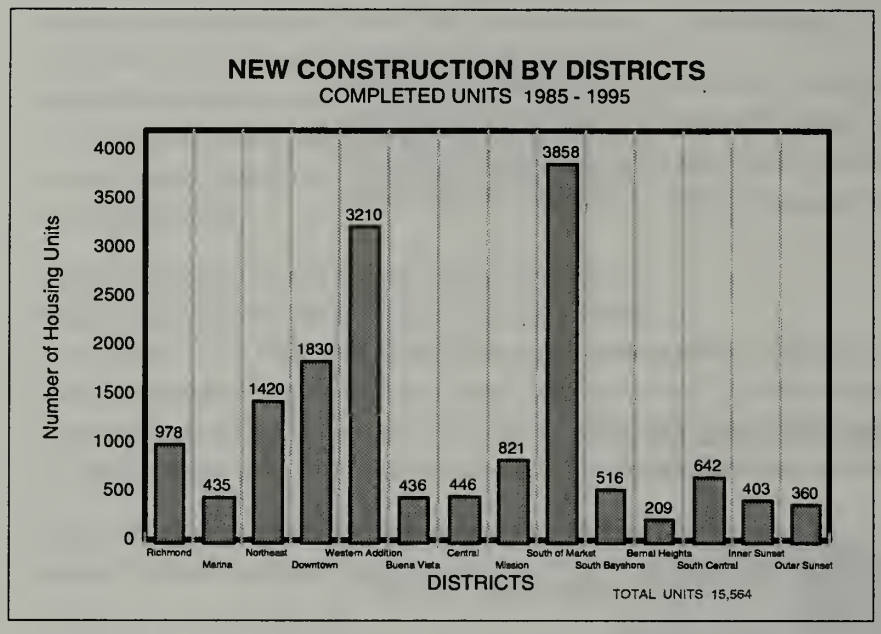
SAN FRANCISCO HOUSING STOCK

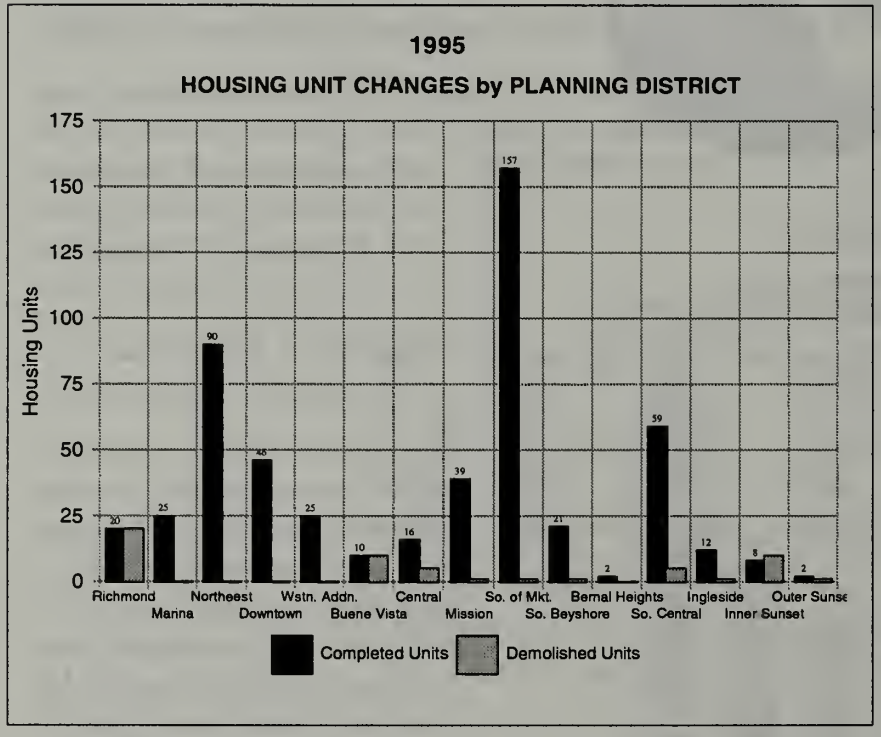
	Single Family	2 to 9 Units	10 or more Units	Total Units
1990 Base Census 4/1/90	105,263	115,870	107,338	328,471
Net Gain 1990 to 1995	301	648	5,028	4,524
Total Units	105,564	116,518	112,366	334,448

NEIGHBORHOOD CHANGES

The South of Market, the Northeast, South Central, and Downtown Districts gained the most units in 1995.

The South of Market area has gained from the construction of new in-fill live/work projects and new affordable family housing. New affordable family housing has been constructed in the South of Market, Downtown, and North of Market areas.





Residential demolition has been limited. In 1995 the Richmond district lost 20 units from demolition but also gained 20 units from new construction. Similarly, the Buena Vista district lost 10 units from demolition but gained 10 units from new construction.

Over the last ten years, new construction occurred primarily in five districts: the South of Market (3,858 units), the Western Addition (3,210 units), the Downtown (1,830 units), the Richmond (978 units), and the Mission (821 units). The rest of the districts averaged about 500 units over this period. While in-fill housing construction accounts for most new units, the districts which gained the most units were areas where new construction was facilitated by specific area plans such the Van Ness Plan and Redevelopment areas in the South of Market and Western Addition.

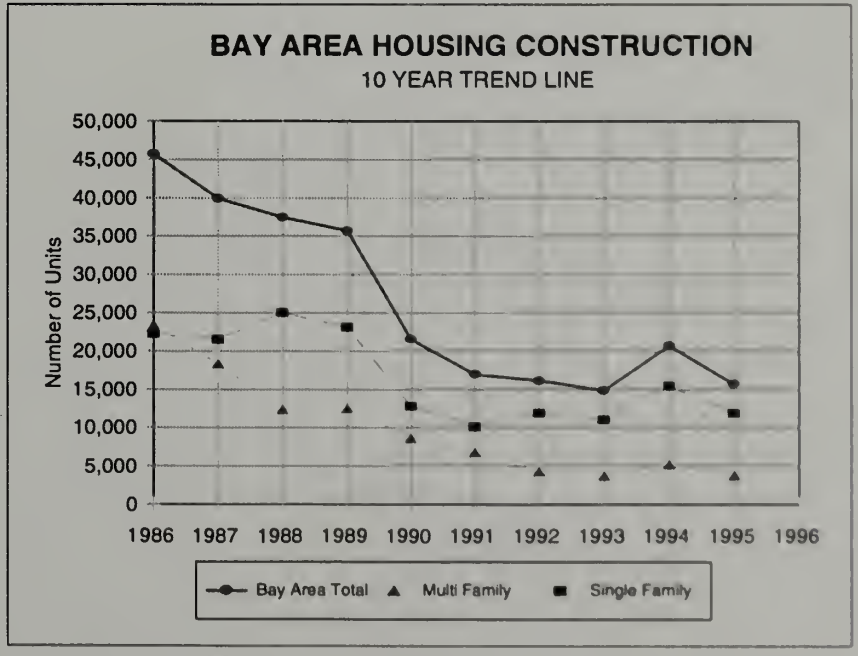
REGIONAL HOUSING CONSTRUCTION TRENDS

Bay Area housing construction totaled 15,734 units in 1995.

The demand for new units depends on the type of housing available in and outside the city, price comparisons, location, transportation choices, and job growth which fuels existing demand. Housing construction in San Francisco occurs in a regional context. San Francisco housing construction accounts for only about 5% of overall nine county Bay Area housing production. Approximately 50% of those employed in San Francisco reside in other Bay Area counties. New housing construction is interrelated with the regional housing demand.

The nine county Bay Area housing production has leveled off to about 15,000 units per year since 1991. Single family housing construction accounts for the 65% of the new units built in the Bay Area. In San Francisco, single family units account for only 10% of San Francisco housing construction. However, with an older housing stock, San Francisco has a higher rate of alteration permit activity than any other Bay Area county.









HOUSING INFORMATION SERIES

Changes in the Housing Inventory for 1995

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City and County of San Francisco

HOUSING INVENTORY REPORT



80 market rate condominiums at 600 Chestnut Street

Planning Department
City and County of San Francisco

May 1996

New Affordable Housing for Families Completed in 1995



38 family units at 555 Ellis Street



34 family units at 1101 Howard Street



50 family units 1035 Folsom Street

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INTRODUCTION

The Housing Information Series, Changes in the Housing Inventory (Housing Inventory Report) monitors changes in San Francisco's housing stock since 1967. This is the 29th report in the series.

A summary of the report has been prepared in a separate six page Executive Summary.

The Housing Inventory Report is a statistical report. This document provides a consistent data base for time-line analysis of housing trends and projections, including housing production, demolitions, and other changes to San Francisco's housing stock. It tracks units added by new construction and units lost by demolition; building activity by zoning classification; units added or removed by alteration permits; rental and condominium activity; affordable housing production; and changes in residential hotel units. It also includes an annual update of housing affordability by income levels for rental and ownership units. This year's report contains a summary of live-work projects constructed or planned.

Projects completed are projects which receive a "Certificate of Final Completion" (CFC) or "Temporary Permit of Occupancy" (TPO) from the Department of Building Inspection (DBI). Summary totals are reported citywide, by census tracts, and by Planning Districts. Major projects are also listed.

The report reviews the overall "stream of housing production" in terms of units under Planning review, units approved for construction, and units under construction. The report also contains Bay Area County housing production totals.

The principal findings are reported in Part I of the report. Part II details data for units completed or demolished in the previous year.

The report monitors changes in San Francisco's housing stock and provides a basis for evaluating Residence Element housing production goals and policies. Housing policy implications stemming from the Housing Inventory Report are considered separately.

Primary data for the report are obtained from the Department of Building Inspection (DBI). Secondary data are obtained from the Department of Public Works' Condominium Subdivision Office and DBI's Housing Inspection Services Division. Data for new construction dwelling unit size and Commission projects are obtained from Planning Department records. Information on project affordability is obtained from the San Francisco Redevelopment Agency and the Mayor's Office of Housing. Bay Area nine county data are derived from the U.S. Bureau of the Census permit application forms. Other data sources include the City Assessor's Office, California State Census Data Center, San Francisco Board of Realtors, and project sponsors.

Efforts are made to verify the accuracy of the data and to insure completeness, but it should be noted that the status of a project may change and that the data may be subject to irregularities.

Copies of this and earlier reports can be obtained from San Francisco's Planning Department, Fifth floor, 1660 Mission Street, San Francisco, CA 94103-2414.

Staff Contact: Roger Herrera, phone (415) 558-6316, FAX (415) 558-6426.

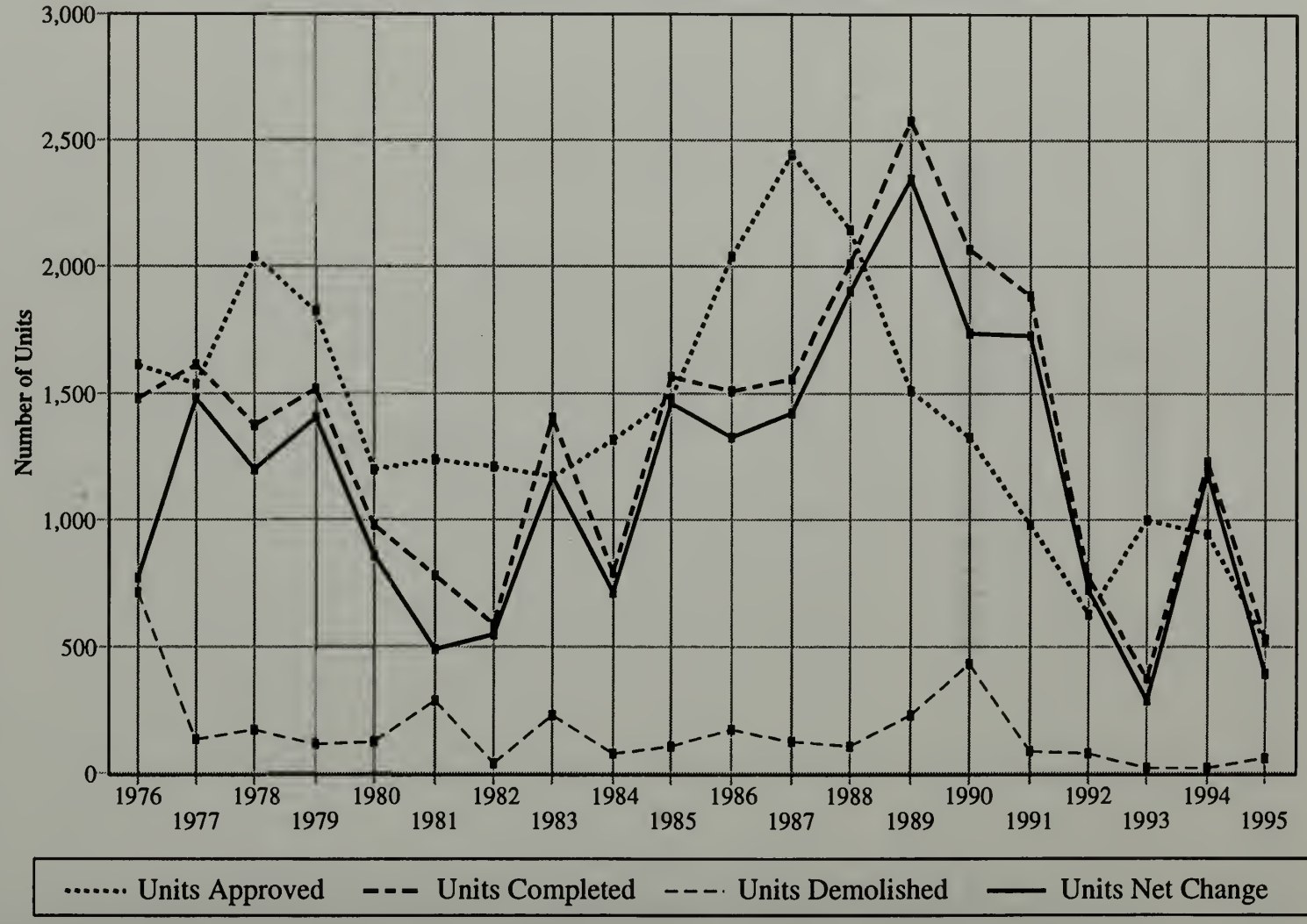
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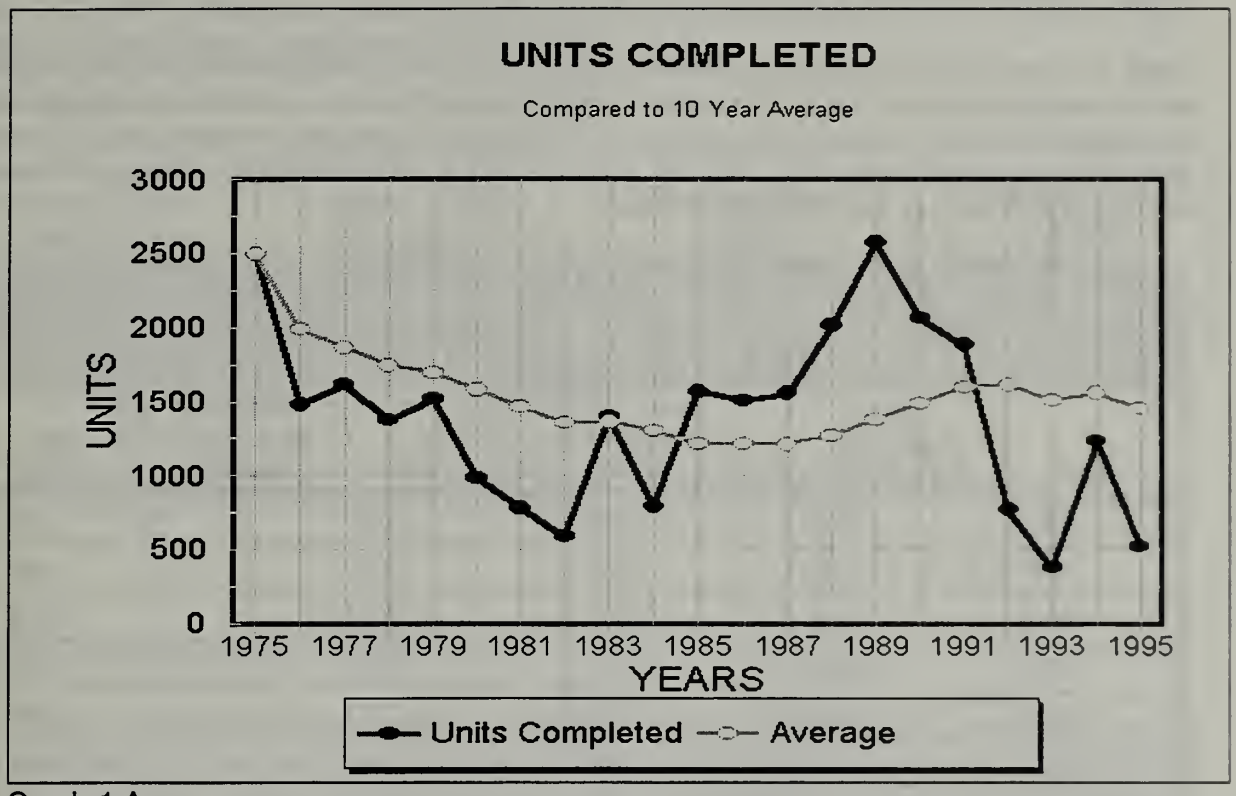
ANALYSIS AND FINDINGS

HOUSING CONSTRUCTION TRENDS

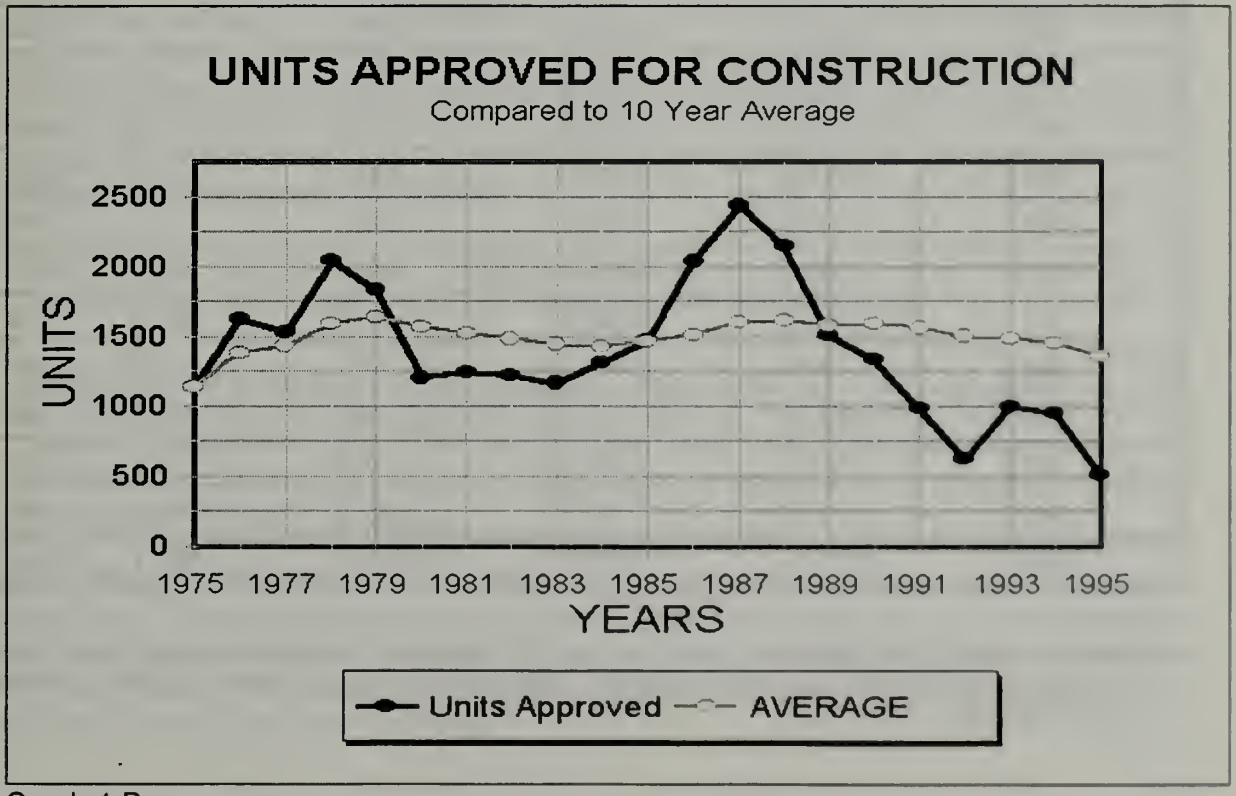
Graph 1

20 YEAR HOUSING CONSTRUCTION TRENDS





Graph 1.A



Graph 1.B

A. HOUSING PRODUCTION TRENDS

Graph 1 on page 4 shows a 20 year trend line for units completed, units authorized for construction, units demolished, and net change. The graphs on page 6 compare units completed and units approved for construction to a ten year moving average. In 1995 only 532 units were completed and 525 units were Authorized for Construction. The net gain for 1995 was 401 units after deducting for units demolished and net loss from alteration permits.

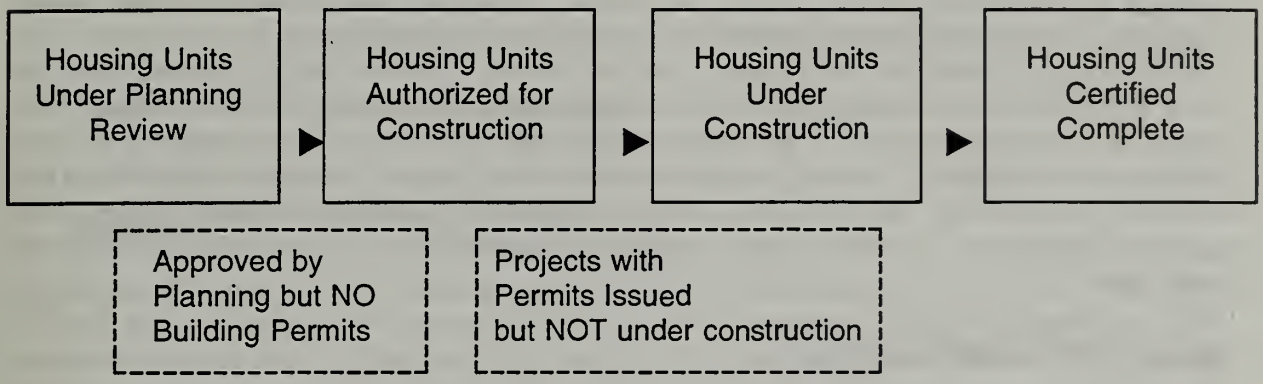
TABLE I.1

SAN FRANCISCO HOUSING TRENDS

Year	Units Approved/ Bld. Permits	Units Completed New Const.	Units Demolished	Net Gain or Loss by Alterations	* Net Change
1973	1,622	1,480	208		773
1978	1,536	1,616	136		1,480
1978	2,045	1,375	173		1,201
1979	1,833	1,616	114		1,402
1990	1,202	980	105		852
1994	1,202	767	288		492
1982	1,215	589	42		547
1994	1,167	1,400	233		1,167
1994	1,313	790	79		711
1985	1,479	1,567	105		1,463
1985	2,037	1,507	173		1,334
1987	2,442	1,553	127		1,426
1985	2,442	2,011	104		1,907
1994	1,508	2,573	288		2,345
1990	1,332	2,065	433	105	1,737
1994	987	1,882	79	(60)	1,737
1992	629	767	79	34	725
1994	1,001	379	26	(60)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	55	(76)	401
Total	28,211	26,597	3,343	(85)	23,169

* The net change is units legally completed minus units demolished. Beginning in 1990, the net change includes units gained or lost by alteration permits. Illegal conversions or residential hotel unit conversions are not included.

The "stream" of housing production flows from units under review to approved, under construction, and completed units.



The key housing production indicators are:

- **Units under Planning Department Review.** For most major projects, Planning review is the first step in the permit process. The amount and type of projects under Planning review is an indicator of current interest and future housing production (one to three years). Generally, only major projects require special Planning permits such as Conditional Use or Environmental Review.

- **Units Authorized for Construction.** The Department of Building Inspection (DBI) reviews and issues building permits as projects "Authorized for Construction". Projects with Building Permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted on, the permit may expire or be cancel. The number of units Authorized for Construction is a key indicator of future housing construction.

- **Units Under Construction.** This indicator reports major projects under construction. It reflects current construction activity and signals projects to be completed.

- **Units Certified Complete.** Certificates of Final Completion (CFC) are issued by DBI Building Inspectors on projects determined to be completed. Units certified complete is the total number of units within projects Certified Complete. Units Certified Complete is an indicator of changes to the City's housing supply resulting from units gained or lost from new construction, alterations, and demolition permits.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Two intermediate steps are projects approved by Planning but not yet with building permits, and projects with building permits but not yet under construction. During "soft" market conditions, projects in these two intermediate stages increase as some project sponsors delay a project until market conditions are more favorable.

The "volume" in housing production is the number or of units in the various stages of production, and the "flow" is the time it takes from permit approval to project completion. The housing production indicators flag current problems and help forecast future housing production levels. For example, in recent years the housing production "flow" has been delayed because a number of approved projects have not been financed. There also has been a decrease in the "volume" of units under review and approved for construction which indicates that housing production will remain low unless permit activity for new projects increases or financing for major projects improves.

Not all projects reviewed or approved are built. A project application may be withdrawn, disapproved, revised, or a permit may expire if the project sponsor does not want to pay the permit fees for a project that is not financed. Housing production is affected by changes in market conditions and the availability of financing. However, once building construction starts, the certainty of completion increases significantly. Generally, project completion ranges from one to two years depending on project size.

PROJECTS COMPLETED

1. Units Certified Complete

The number of units completed decreased from 1,238 units in 1994 to 532 units in 1995. Of the 532 units completed, 360 units were in new residential buildings, 69 units were from units added to existing buildings, and 103 units were new live-work units. Housing production has been relatively low since 1992 except for an increase in 1994 largely due to the completion of many affordable housing projects during that year. The four year period from 1992 to 1995 has averaged 728 units per year compared to 2,132 units per year for the previous four year period (1988 to 1991). A total of 6,859 units have been constructed since 1990.

Major projects completed in 1995 include 80 units at 600 Chestnut Street. Major affordable projects completed in 1995 include 50 units at 1035 Folsom Street, 38 units at 555 Ellis Street, 29 live-work units at 1695 18th Street, and 34 units at 1101 Howard Street. Photos of these projects are at the beginning of the report; photos of completed live-work projects are on pages 14 and 16.

Housing trends are shown in Graph 1 and Table I.1 on pages 4 and 6. Major market rate and affordable projects completed since 1990 are contained in Lists 1A & B on pages 46 and 49. Alteration permit activity resulting in units added to existing buildings are tracked in Table I.9A on page 23.

Citywide and Planning District totals for units completed are detailed in Part II of this report.

PROJECTS IN THE PIPELINE

2. Projects Approved By Planning

The total number of projects approved by the Planning Department remains relatively high in 1995 at about 1,200 units in 32 projects, only a slight decrease from a total of about 1,500 units in both 1993 and in 1994. Major projects approved by the Planning Department in 1995 are contained in List 3B on page 55. They are separately categorized as affordable projects, other mixed use market rate projects, and live-work projects.

Very few major new residential projects are currently under City Planning review as shown in List 3A, page 54. The number of residential units under Planning review has decreased because there are fewer projects than in previous years, current projects tend to be smaller with fewer number of units, and because the turn around time for Planning review has decreased so fewer projects are under review at any one time.

The projects listed on pages 54 to 56 are major projects which require special Planning review such as Conditional Use, Environmental Review, or Variance. The list does not include projects requiring only a building permit or major projects which have not filed for formal Planning review.

3. Projects with Building Permits Issued

The number of units with permits issued, units Authorized for Construction, decreased in 1995. Only 515 units were Authorized for Construction in 1995 by the Department of Building Inspection (DBI), a decrease from 948 units in 1994, and 1,001 units in 1993. The previous low was in 1992 when 629 units were approved, and the previous high was in 1987 when 2,442 units were Authorized for Construction. The ten year average is 1,450 units per year.

The number of units Authorized for Construction since 1990 is summarized in Table I.2A bellow. Major projects Authorized for Construction are listed in List 2 beginning on page 52.

TABLE I.2A
UNITS AUTHORIZED FOR CONSTRUCTION BY DBI

Year	Single	2 Units	3-4 Units	5+ Units	Total Units	Total Projects
1995	106	64	121	224	**515**	194
1994	107	92	38	711	**948**	201
1993	85	76	67	773	**1,001**	166
1992	70	74	52	433	**629**	141
1991	195	118	119	555	**987**	308
1990	161	88	158	925	**1,332**	283

4. Units Under Construction

Market rate projects under construction include a 257 SRO unit project at 401 3rd Street, 250 units at 1661 Pine Street, 200 units at Bay View Hill, 65 recently completed units at 350 Arkansas Street, and about 350 live-work units in 12 different developments which have building permits or are under construction (List 5B on page 60).

Major affordable housing developments under construction include 109 units at 101 Valencia Street, 46 units at 100 Alemany Blvd., 74 units at 835 O'Farrell, 24 units at 240 4th Street, 20 units at 1290 Potrero Avenue, 51 units at 151 Leland Avenue, and the recently completed 120 units at Fillmore Market Place San Francisco Redevelopment area. Other affordable projects expected to be under

construction in 1996 include 66 units at 347 Dolores Street, 50 units at 600 Valencia Street, 24 units at 974 Howard Street, and 30 units at 1010 South Van Ness Avenue. In addition, four San Francisco Housing Authority projects will be demolished and replaced with new construction.

THE HOUSING SUPPLY

5. Changes in the Housing Stock

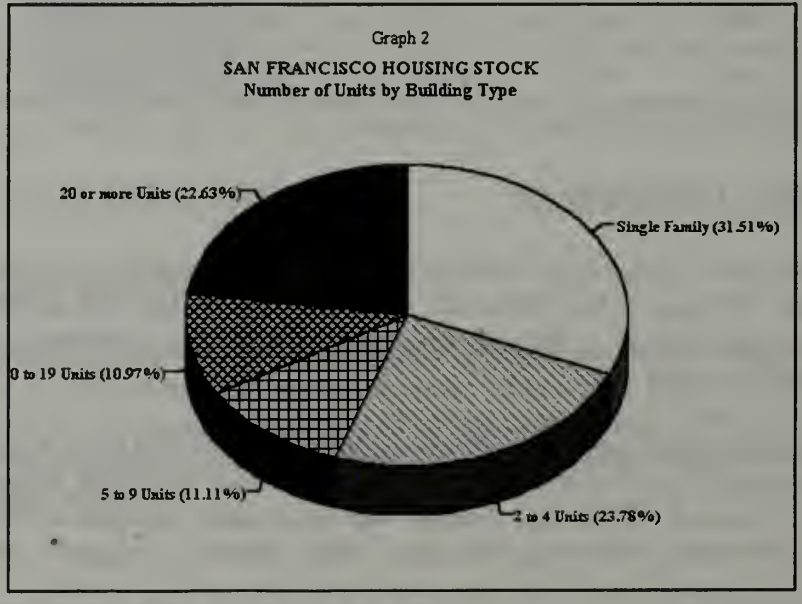
The City's housing supply changes as a result of new construction, alterations, and demolition. The annual net change is the sum of units completed from new construction and alterations minus units lost from demolition and alterations. The housing stock gained only 401 units in 1996, compared to 1,186 units in 1994. The City's net gain since 1990 is approximately 6,000 units as a result of new construction (6,859 units) minus units demolished (731) and units lost from alteration permits. Table I.2B below adjusts the net gain from 1990 to the US Census count as of April 1, 1990.

The net change by Planning Districts is reported in Table I.14, beginning on page 41.

TABLE I.2B
SAN FRANCISCO HOUSING STOCK
December 31, 1995

	Single Family	2-4 Units	5-9 Units	10-19 Units	20+ Units	Total Units
1990 Base Census 4/1/90	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain * 1990 to 1995	134 (301)	644 (489)	161 (159)	466 (456)	4,572	5,977
Total Units	**105,397** **(105,564)**	**79,533** **(79,378)**	**37,142** **(37,140)**	**36,677** **(36,667)**	**75,699**	**334,448**

* The distribution by units in building is adjusted in parenthesis to account for changes due to units gained or lost by alteration permits.



B. HOUSING CHARACTERISTICS

1. Types of Buildings

The housing stock is approximately equally divided into one third single family homes, one third moderate density units in two to nine unit buildings, and one third higher density units in ten or more unit buildings. This distribution changes little from year to year, although the long run trend is for residential densities to increase from new construction.

Single family housing construction generally accounts for only 7% of overall production, whereas large multi-unit projects with 10 or more units account for 73% of all units completed in the last ten years as shown in Table I.3, page 12. Single family housing construction has averaged about 100 units per year. In 1995, single family housing construction totaled 69 units or 12% of overall production.

Graph 3 shows that large projects with 20 or more units account for much of the volume in annual housing construction. Overall housing production declined with a reduction in large market rate projects completed since 1992. An increase in 1994 was due to the completion of a number of large affordable housing projects. Construction of large multi-unit projects peaked between 1988 and 1991 when large mixed-use residential developments were completed in San Francisco Redevelopment areas and in mixed use commercial districts.

Graph 3
HOUSING CONSTRUCTION by BUILDING TYPE

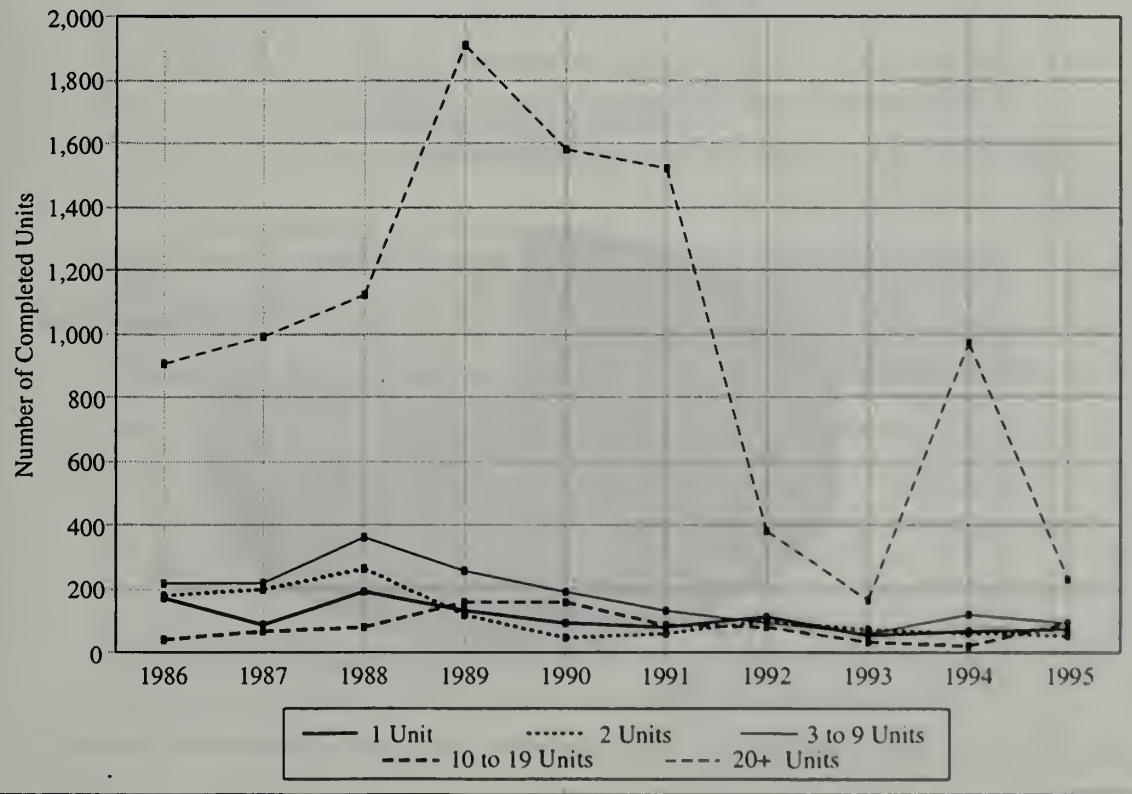
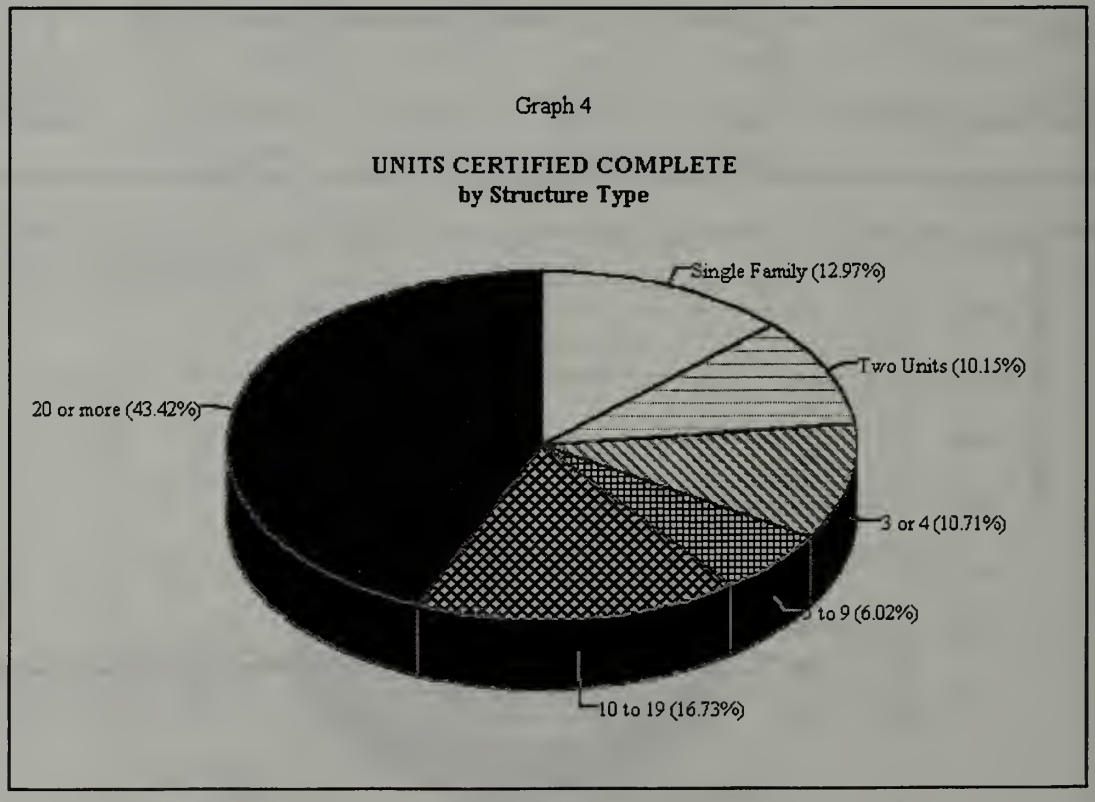


TABLE I.3 UNITS COMPLETED BY BUILDING TYPES						
Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1986	172	176	217	38	904	1,507
1987	83	200	215	87	991	1,553
1988	191	262	361	76	1,121	2,011
1989	133	122	252	158	1,908	2,573
1990	89	48	190	156	1,582	2,065
1991	79	62	129	87	1,525	1,882
1992	111	100	96	76	391	767
1993	51	74	56	38	162	379
1994	63	62	121	16	972	1,234
1995	69	54	89	89	231	532
Total	1,041	1,160	1,726	799	9,777	14,503
Percent	7%	8%	12%	6%	67%	100%

Graph 4: Units Certified Complete in 1995 by Structure Type.



2. Unit Size

Unit size data provide an indirect indicator of households served by new housing construction (e.g. small units for single persons, two bedroom units for couples, or three or four bedroom units for large family households). The Housing Inventory reports new construction by number of bedrooms.

Dwelling units in San Francisco are generally small. Forty four percent of the units are studios or one bedroom units; 31.3% are two bedroom units; and only 24.9% are three or more bedroom units (Table I.4B).

The 1990 Census revealed an increase in smaller units with two rooms or less, and an increase in larger units with six rooms or more, while two and three bedroom units decreased. This is a result of the construction of large multi-unit developments with primarily one and two bedroom units, and in the construction of single family units and flats which tend to be larger units with 3 or 4 bedrooms.

TABLE I.3A
HOUSING UNITS CERTIFIED COMPLETE
1995 by Number of Bedrooms

Size of Unit	Units	Percent
Studio	68	13.8%
One Bedroom	81	16.4%
Two Bedroom	135	27.4%
Three Bedroom	165	33.5%
Four or More	38	7.7%
Unknown	6	1.2%
Total	493	100%

* Includes live-work units as studios but not units added or lost by alteration.

TABLE I.3B
HOUSING STOCK by NUMBER of BEDROOMS
1990 Base

Size of Unit	Total Units	Percent
Studios	49,178	15.0%
One bedroom	94,522	28.8%
Two bedrooms	102,964	31.3%
Three bedrooms	59,387	18.1%
Four bedrooms or more	22,420	6.8%
Total	328,471	100.0%

Source: 1990 Census, United States Department of Commerce, Bureau of the Census

LIVE WORK PROJECTS COMPLETED IN 1995



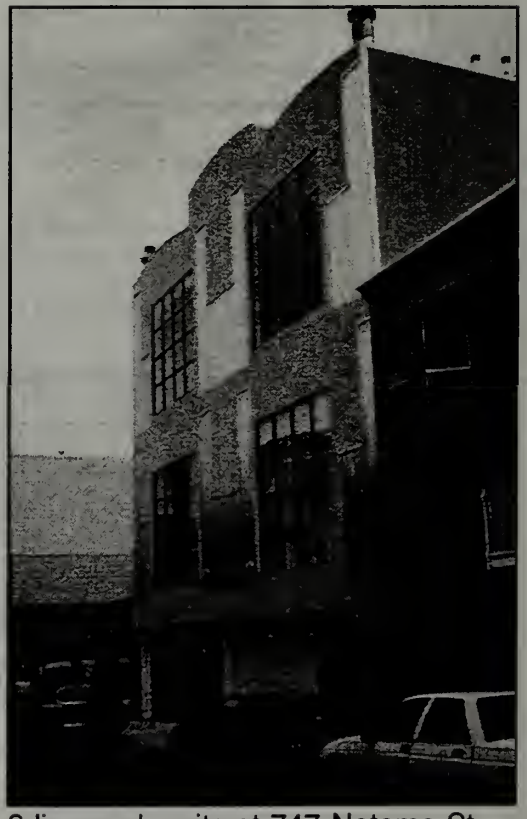
29 affordable live-work units at 1695 18th Street



7 live-work units at 755 Florida St.



16 live-work units at 161 Gilbert St



8 live-work units at 747 Natoma St.

C. LIVE-WORK PROJECTS

This new section provides a brief summary of the increase in live-work building construction. The Planning Commission and general public has expressed an interest in having this information included in the report.

Live-work units combine an open area for working with an area for cooking and living and a loft space for sleeping. Because live-work units provide a residential function, the Housing Inventory Report includes live-work units in the overall housing unit totals even though live-work units are a commercial use under the Planning Code. Live-work units are also included in the housing counts by US Census and California State Department of Finance.

Approximately 572 new live-work units have been constructed since 1989. An additional 292 existing units were legalized. In 1995, live-work units accounted for 20% of the units completed or 103 live-work units out of a 495 unit total. Twenty three of the live-work units were affordable units for artists. Live-work construction is expected to continue to increase with 445 new live-work units currently in the pipeline.

Most of the initial live-work projects were conversions from industrial/commercial buildings but in recent years construction of new live-work units has surged. Projects size vary from single accessory live-work units or small two to four unit buildings to moderate density 10 to 16 units or large projects with 50 or more units. Most of the new live-work projects are wood-frame construction in South of Market in-fill sites (66%, see Table 4A on page 18).

Prior to the adoption of the City's Live-Work Ordinance in 1988, most live-work spaces were created without permits in vacant commercial or industrial buildings. The Live-Work Ordinance was adopted to encourage the preservation and legalization of existing live-work units and to facilitate the construction of new live-work units.

The live-work Planning Code amendments adopted in 1989 distinguished the occupancy of live-work units by artist-related activities from non-artists uses. The live-work amendments permitted live-work units for artists and non-artists as a principal use in most South of Market mixed-use districts. In Commercial and Industrial district, new live-work buildings with 10 or more units are permitted as a principal use for artists, and permitted by Conditional Use for non-artist occupancy. In residential districts, live-work units for artists are permitted by Conditional Use in existing non-conforming structures only. In residential commercial districts, live-work units are permitted as a principal use for artist live-work units and by Conditional Use for non-artist live-work units. Parking and open space requirements for live-work units are generally lower than for dwelling units except in Residential districts where these requirements remain the same as for dwelling units. Live-work densities are determined generally by floor area ratios (FAR) requirements and not by dwelling unit density limitations. For complete information on live-work zoning requirements, please refer to the Citywide Live/Work Zoning Controls Summary, September 1991, San Francisco the Department of City Planning.

The Building Inspection Department also adopted special requirements for live-work buildings to meet housing, safety and other requirements such as a minimum 14 foot floor-to-ceiling height and no cooking with gas appliances. Live-work units created prior to the adoption of the live-work regulations in 1988, were required to obtain building permits to legalize the units.

LIVE WORK PROJECTS COMPLETED IN 1995



6 live-work units at 55 Norfolk Street



16 live-work units at 728 Alabama St.



4 live-work units at 1220 Folsom St.



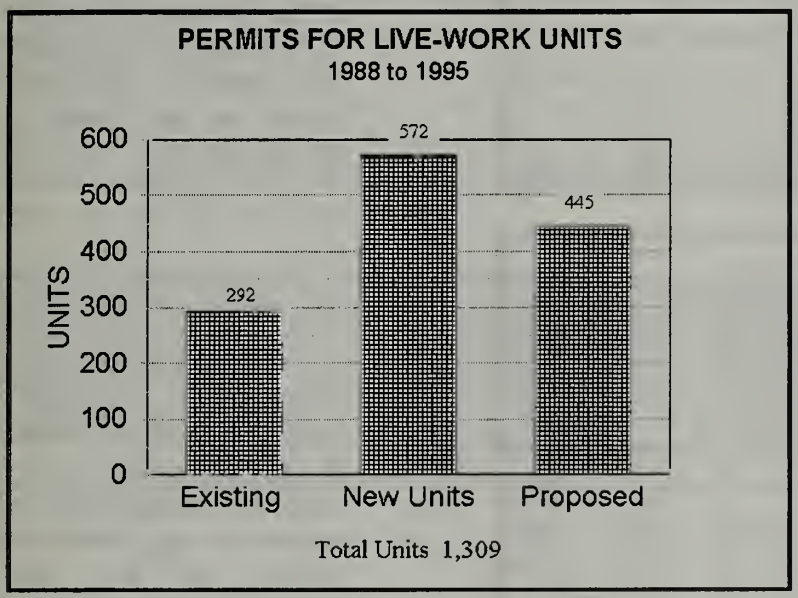
12 live-work units at 50 Lucerne St.

The data base for live-work projects was developed from Building Permit Application records for projects coded for live-work by the Building Inspection Department. The data account for all live-work units with building permits.

The majority of the new construction live-work units are for sale units which averaged about $265,000 for a 1,200 square foot live-work unit.

Individual live-work projects with four or more units are in List 5A on page 59; under construction and proposed live-work projects are in List 5B, page 60.

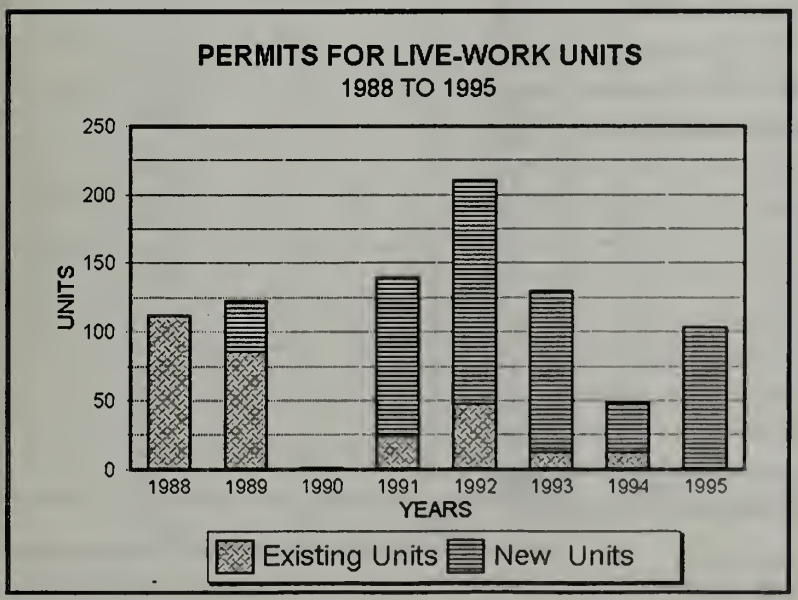
The following graphs and tables summarize the live-work data.



Graph 4.A

The number of existing live-work units (292) more than doubled from new construction (572) since 1990.

Projects currently in the pipeline will add over 445 live-work units, an increase of over 50%.



Graph 4.B

Legalization and construction of live-work units was possible with the adoption of the City's Live-Work ordinance in 1989.

TABLE 1.4A

LIVE-WORK UNITS
By Planning District

Districts	Completed	Proposed	Total
Richmond	3		3
Northeast	2	1	3
Downtown	30	1	31
Western Addition		2	2
Mission	287	19	306
South of Market	522	412	934
South Bayshore	10		10
Bernal Heights	2		2
South Central	1	8	9
Inner Sunset	7	2	9
Total	**864**	**445**	**1309**

Sixty two percent (522) of the live-work units completed are located in the South of Market mixed-use district (see map on page 33). The Mission district follows with 32% or 287 live-work units.

Of the proposed or under construction live-work units, 92% percent would be located in the South of Market district.

TABLE 1.4B

LIVE-WORK UNITS
by Zoning

Zoning	Completed *	Proposed **	Total
SLR	76	27	103
SLI	130	78	215
SSO	176	85	261
RSD	8	81	27
SPD	8		1
M-1	263	60	323
M-2	130	81	211
C-2	8		2
NC-2	4		1
NC-3	57		57
RH-1	8		3
RH-2	8		1
RH-3		2	2
C-3-O		1	1
C-3-G	8		
C-3-S		26	26
CM		1	1
RC-4		59	59
RM-1		4	4
Total	**864**	**445**	**1309**

Most live-work units completed and proposed are located in the South of Market SLI and SSO districts as well as in the industrial M-1 and M-2 districts.

* Includes legalized and new units constructed.
** Includes units under construction and approved.

D. TENURE

1. New Construction

The 1990 Census indicates that 65.5% of the households in San Francisco are renters and that only 34.5% of the households are owners. Owner occupied units increased slightly from 33% in 1980 largely due to an increase in large multi-unit condominiums and owner-occupied flats during the 1980's.

Table I.5A below reports new condominium recordation by the Department of Public Work's Condominium Subdivision Office. Annual totals in Condominium recordation do not directly correlate with annual units completed because recordation in any given year may be for projects not yet completed or for projects completed in a previous year. The data indicate a consistent trend in condominium construction. New condominium activity peaked in 1991 and 1992 and decreased since then.

Major new rental and condominium projects completed within the last three years are in List 1A on page 46. Large multi-unit developments generally file for condominium subdivision even though the units may initially be offered for rent.

TABLE I.5A
CONDOMINIUM RECORDATIONS by DPW

Year	Units
1995	515
1994	363
1993	487
1992	1,400
1991	1,251
1990	768
1989	763
1988	795
1987	714
1986	244
1985	706
1984	244
1983	921
1982	91
Total	9202

TABLE I.5B
1995
CONDOMINIUM RECORDATIONS BY TYPE

Building Types	Units
Two units	46
3-4 units	46
5-9 units	59
10-19 units	108
20+ units	266
Total	515

2. Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office. Since 1983 the Condominium Conversion Ordinance has limited conversions of rental units to condominium units to 200 units per year and to buildings with six or fewer units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a following year.

The number of units approved under the Ordinance is shown in Table I.6A.

TABLE I.6A

CONDOMINIUM CONVERSIONS RECORDATION BY BBI

Year	Units
1995	280
1994	305
1993	270
1992	229
1991	196
1990	129
1989	117
1988	102
1987	160
1986	226
1985	294
1984	387
1983	570
1982	478
1981	624
1980	660
Total	5027

TABLE I.6B

CONDOMINIUM CONVERSIONS, RECORDATION BY BUILDING TYPES, 1995

Building Types	Units
Two units	142
Three units	40
Four units	40
Five plus	65
Total	280

E. NEW CONSTRUCTION BY ZONING

TABLE I.7

NEW HOUSING CONSTRUCTION BY ZONING DISTRICT

Units Completed 1995

Zoning	Description	Bldgs	Units	% of Units
HAYES	HAYES-GOUGH NEIGHBORHOOD COMMERCIAL	2	19	4%
M-1	LIGHT INDUSTRIAL	1	58	6%
NC-2	NEIGHBORHOOD COMMERCIAL, SMALL SCALE	3	9	2%
NC-3	NEIGHBORHOOD COMMERCIAL, MODERATE SCALE	2	2	0%
NC-S	NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER	1	12	2%
NO BEACH	NORTH BEACH NEIGHBORHOOD COMMERCIAL	2	80	15%
RC-4	RESIDENTIAL- COMMERCIAL, HIGH DENSITY	1	37	7%
RH-1	RESIDENTIAL- HOUSE, ONE FAMILY	35	37	6%
RH-1(D)	RESIDENTIAL- HOUSE, ONE FAMILY- DETACHED	3	9	6%
RH-1/NC-3	RESIDENTIAL- HOUSE, ONE FAMILY/ NGBD COMMERCIAL, MODERATE SCALE	1	1	0%
RH-2	RESIDENTIAL- HOUSE, TWO FAMILY	40	58	7%
RH-3	RESIDENTIAL- HOUSE, THREE FAMILY	12	45	7%
RM-1	RESIDENTIAL- MIXED, LOW DENSITY	1	21	2%
RM-1	RESIDENTIAL- MIXED, MODERATE DENSITY	3	12	2%
RM-3	RESIDENTIAL- MIXED, MEDIUM DENSITY	1	1	0%
SLI	SOMA SERVICE- LIGHT INDUSTRIAL	3	28	5%
SLR	SOMA SERVICE- LIGHT INDUSTRIAL- RESIDENTIAL	1	103	19%
SPD	SOMA SOUTH PARK	2	4	1%
UNION	UNION STREET NEIGHBORHOOD COMMERCIAL	3	5	1%
	Total	131	532	100%

F. LOSS OF DWELLING UNITS

1. Residential Demolitions

Residential demolition increased from 25 units in 1994 to 55 units in 1995. Citywide trends in residential demolition activity are reported in Graph 1 and Table I.1 on pages 4 and 6 respectively. Demolition by building types is reported in Table II.8, Part II.

Table I.8A below reports residential demolition by building types since 1990. Table I.8B reports demolition by zoning classification for the year.

TABLE I.8A
UNITS DEMOLISHED BY BUILDING TYPE

Year	No. of Bldngs	1 Unit	2 Units	3 - 4 Units	5+ Units	Total
1995	39	33	2	13	7	55
1994	17	14	4	3	7	25
1993	21	17	6	3	0	26
1992	47	35	20	3	18	76
1991	61	46	22	6	16	90
1990	37	18	14	25	376	433

TABLE I.8B
RESIDENTIAL UNITS DEMOLISHED by ZONING DISTRICT

Zoning	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
24TH-MISSION	1	-1	0	-1	2%
NC-2	1	0	-3	-3	5%
NC-2	1	-1	0	-1	2%
RH-1	11	-11	0	-11	20%
RH-1(D)	1	-1	0	-1	2%
RH-2	12	-10	-7	-19	35%
RH-3	3	-3	-3	-6	11%
RM-1	5	-3	-7	-10	18%
RM-2	1	-1	0	-1	2%
UNKNOWN	2	-2	0	-2	4%
Total	39	-33	-22	-55	100%

2. Alterations and Conversions

The vast majority of building permits issued are for residential alterations. Most alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations which result in the addition or elimination of dwelling units from the housing stock.

Dwelling **units** are **lost** by merging small units into larger units, by conversions to commercial use, and by City code abatement. A total of 138 units were eliminated by alteration permits in 1995. Approximately 82 units were eliminated by City Code enforcement, 51 units were eliminated by merger alterations, and 6 units were eliminated by conversions to non-residential use.

Dwelling **units** are **gained** by horizontal and vertical additions; by conversions to residential use; and by the legalization of illegal units. A total of 69 units were gained by alteration permits in 1995. Most of these units were one unit additions to existing buildings (41 out of a total of 47 projects).

The 1995 **net change** from alteration permits is a loss of 69 units resulting from balancing a gain of 69 units from additions and a loss of 138 units from mergers and code abatement.

TABLE I.9A
UNITS ADDED OR ELIMINATED BY ALTERATION PERMITS

Year	Units Added	Units Eliminated	Net Change
1991	96	156	-60
1992	134	100	34
1993	96	95	-65
1994	33	56	-69
1995	69	138	-69
Total	362	545	-229

TABLE I.9B
TOTAL UNITS LOST BY ALTERATION AND DEMOLITION PERMITS
1990 to 1995

Years	Illegal Units Removed	Units Merged into Larger Units	Units Converted	Units Demolished	Total Units
1990	46	19	8	433*	506
1991	75	69	12	90	246
1992	54	42	4	76	128
1993	45	37	13	76	121
1994	37	19	0	25	81
1995	82	51	6	55	194
Total	**339**	**237**	**43**	**705**	1324

* 1990 includes units lost from 1989 Loma Prieta earthquake

G. RESIDENTIAL HOTELS

The total number of residential hotel **units** has remained virtually unchanged since 1992. A change in the number of residential hotels was due to corrections in the data and classification of units.

This section monitors the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division.

The RHC Ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use. No amendments have been made to the RHC since July 1992. The Ordinance has been challenged on two occasions and was upheld in by the State Court of Appeals in 1986 and in 1990.

Two projects that have been approved for conversion remain under litigation involving an appeal of the in-lieu fee replacement requirement.

The table below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors. The number of residential hotels units may change due to conversions, demolitions, reclassification or data corrections.

The Planning Commission and the Board of Supervisors adopted Planning Code regulations in 1994 to facilitate the development of new Residential Hotels or Single Room Occupancy (SRO) buildings in the South of Market area. In September 1995 the Planning Department published architectural design guidelines for new SRO's in a report entitled Single Room occupancy Guidelines To date, approximately 240 new SRO units have been completed in the South of Market area, and one project containing 257 units is under construction in the South of Market Redevelopment area.

TABLE I.10

CHANGES IN THE STOCK OF RESIDENTIAL HOTELS

	FOR PROFIT RESIDENTIAL HOTELS			NON-PROFIT RESIDENT. HOTELS		TOTAL RESIDENT. HOTEL ROOMS	
Year	No. of Buildings	Resident. Rooms	Tourist Rooms	No. of Buildings	Resident. Rooms	No. of Buildings	Resident. Rooms.
1995	496	18,415	4,457	36	1,481	532	19,896
1994	496	18,415	4,501	36	1,481	532	19,896
1992	487	18,405	4,416	36	1,481	523	19,886
1991	492	18,448	4,442	36	1,831	528	20,279
1990	495	18,521	4,449	36	1,831	531	20,352
1989	501	18,759	4,676	55	2,949	556	21,708

Source: San Francisco Department of Building Inspection, Housing Inspection Services Division.

H. HOUSING AFFORDABILITY

1. Standards and Definitions of Affordability

Affordable housing is the rental or home ownership price which households with low to moderate income can afford based on U.S. Department of Housing and Urban Development (HUD) income guidelines by household size for the San Francisco Primary Metropolitan Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. The **1996 HUD median income** for a four person household in the San Francisco PMSA increased from $58,800 in 1995 to **$61,300** in 1996, a 4.25% increase. Below are the standard definitions for housing affordability by income levels.

- **Extremely low income**: Units affordable to households with incomes at or below **25%** to **35%** of the HUD median income for the San Francisco PMSA.
- **Very Low Income**: Units affordable to households with incomes at or below **50%** of the HUD median income for the San Francisco PMSA.
- **Lower Income:** Units affordable to households with incomes at or below **60%** of the HUD median income for the San Francisco PMSA.
- **Low Income:** Units affordable to households with incomes at or below **80%** of the HUD median income for the San Francisco PMSA.
- **Moderate Income:** Units affordable to households with incomes at or below **120%** of the HUD median income for the San Francisco PMSA.
- **Market Rate:** Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market rate units may be priced at levels which are affordable to moderate income households.

The tables on pages 26 and 27 show the incomes and prices for affordable rental and ownership units based on 1996 HUD income limits. Housing affordability is calculated as follows:

Affordable rental unit: A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, property taxes, and insurance equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30 year 7.5% fixed rate loan, including homeowners dues, property taxes, PMI (principal mortgage insurance), and insurance.

Inclusionary Affordable Housing Program units are **rental** units for households earning up to **60%** of the HUD median income, or **ownership** units for first time home buyer households with incomes from **60% to 100%** of the HUD median income.

Housing rents for affordable rental units or prices for ownership units may vary depending on household and unit size, funding, and program affordability. Consult with the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

TABLE I.11A
1996

RENTAL AFFORDABLE HOUSING GUIDELINES

INCOME LEVELS AND MONTHLY PAYMENTS
By Household Size

RENTAL HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low (25% of HUD median income)	1	Studio	$10,728	$268
	2	1 Br	$12,260	$307
	3	2 Br	$13,793	$345
	4	3 Br	$15,325	$383
Very Low Income (50% of HUD median income)	1	Studio	$21,455	$536
	2	1 Br	$24,520	$613
	3	2 Br	$27,585	$690
	4	3 Br	$30,650	$766
Lower Income (60% of HUD median income)	1	Studio	$25,746	$644
	2	1 Br	$29,424	$736
	3	2 Br	$33,102	$828
	4	3 Br	$36,780	$920
Low Income (80% of HUD median income)	1	Studio	$34,328	$858
	2	1 Br	$39232	$981
	3	2 Br	$44,136	$1,103
	4	3 Br	$49,040	$1,226

Note: Incomes are based on **1996 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo. Rents are calculated based on 30% of monthly income.

TABLE I.11B

1996

HOME-OWNERSHIP AFFORDABLE HOUSING GUIDELINES

INCOME LEVELS AND MONTHLY PAYMENTS

By Household Size

HOME OWNERSHIP HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Lower Income (60% of HUD median income)	1	Studio	$25,746	$708	$76,592
	2	1 Br	$29,424	$809	$90,230
	4	2 Br	$33,102	$910	$103,867
	4	3 Br	$36,780	$1,011	$117,505
Low Income (80% of HUD median income)	1	Studio	$34,328	$944	$108,413
	2	1 Br	$39,232	$1,079	$126,597
	3	2 Br	$44,136	$1,214	$144,780
	4	3 Br	$49,040	$1,349	$162,963
Median Income (100% of HUD median income)	1	Studio	$42,910	$1,180	$140,234
	2	1 Br	$49,040	$1,349	$162,963
	3	2 Br	$55,170	$1,517	$185,692
	4	3 Br	$61,300	$1,686	$208,422
Moderate Income (120% of HUD median income)	1	Studio	$51,492	$1,416	$172,055
	2	1 Br	$58,848	$1,618	$199,330
	3	2 Br	$66,204	$1,821	$226,605
	4	3 Br	$73,560	$2,023	$322,068

Note: Incomes are based on **1996 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo. Monthly housing expenses are based on 33% of monthly income.

2. New Affordable Housing Construction

This section summarizes affordable housing production compared to overall construction. It does not include affordable units resulting from the acquisition and rehabilitation of existing units by nonprofit housing organizations.

Approximately 172 new affordable units were completed in 1995, a decrease from 776 affordable units completed in 1994. Major affordable projects completed in 1995 include 50 units at 1035 Folsom Street, 38 units at 555 Ellis Street, 29 live-work units at 1695 18th Street, and 34 units at 1101 Howard Street. Affordable housing construction accounted for almost a third of the total units completed in 1995.

From 1990 to 1995, affordable housing construction totaled 2,153 units or 34% of total production (see Table I.11C below). Overall affordable housing construction increased with an average of 358 units per year from 1990 to 1995 compared to an average of 332 units per year from 1980 to 1989.

Affordable housing construction continues to be a major component of overall housing production. Currently there are over 1,000 affordable units under construction or with building permits (see list 4B on page 58). They include 109 units at 101 Valencia Street, 46 units at 100 Alemany Blvd., 74 units at 835 O'Farrell Street, 24 units at 240 4th Street, 20 units at 1290 Potrero Avenue, 51 units at 151 Leland Avenue, and the 120 unit Fillmore Market Place development in the Western Addition Redevelopment area. Other affordable projects expected to be under construction in 1996 include 66 units at 347 Dolores Street, 50 units at 600 Valencia Street, 24 units at 974 Howard Street, and 30 units at 1010 South Van Ness Avenue. In addition, four San Francisco Housing Authority projects containing 846 units will be demolished and replaced with 548 new lower density units.

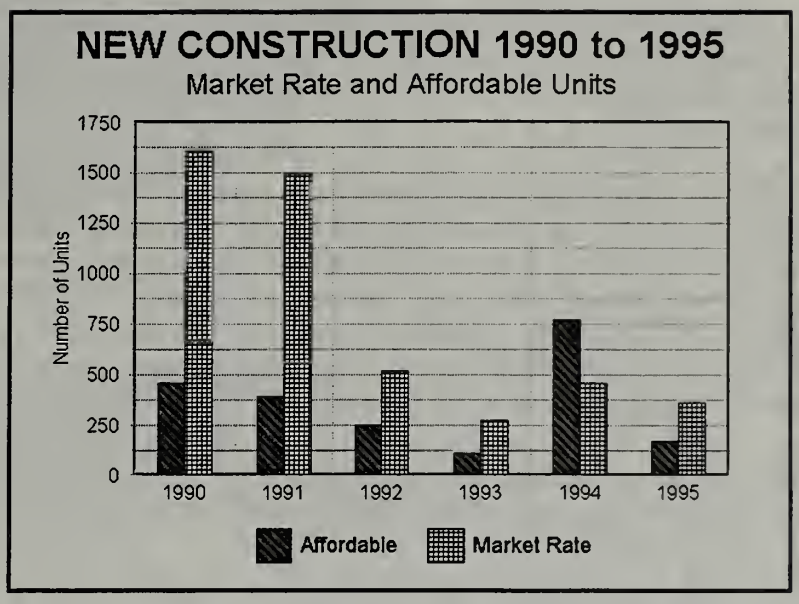
Affordable projects approved by the Planning Commission in 1995 are listed on page 55. List 4B on page 58 enumerates these and other affordable projects in the pipeline.

Major new affordable housing projects completed since 1990 are detailed in List 1B on page 49 and summarized in List 4A on page 57.

TABLE I.11C
NEW AFFORDABLE HOUSING CONSTRUCTION
By Income Level *

Year	Very Low *	Low	Moderate	Market Rate	Total Units	Total Affordable units	Total Affordable percent
1980 to 1989	1,518	1,013	793	10,427	13,751	3,324	24%
1990	278	180	0	1,607	2,065	458	22%
1991	203	154	32	1,493	1,882	389	21%
1992	16	180	54	517	767	250	33%
1993	108	0	0	271	379	108	28%
1994	686	86	4	458	1,234	776	63%
1995	82	80	10	360	532	172	32%
90-95 Total	**1,373**	**680**	**100**	**4,706**	**6,859**	**2,153**	**34%**

* See page 27 for definitions of income levels; very low income here includes extremely low income.



Almost two thirds (63%) of the affordable units completed since 1990 have been very low income units for households at 50% of the medium income or lower. Thirty one percent of the new units have been for low income households between 80% and 60% of the medium income, and less than 5% of the units have been for moderate income households.

A large share of the units completed in 1995 were family units (78%). Since 1990 48% of the affordable units constructed have been for family size households. Elderly units accounted for 12% of the new units and the remaining 40% have been for special populations which include supportive services.

TABLE I.11D
NEW AFFORDABLE HOUSING CONSTRUCTION
by Major Household Groups and Year Completed

	1990	1991	1992	1993	1994	1995	Total	Percent
Family	0	251	228	68	350	134	1031	47.9%
Elderly [1]	101	0	0	40	123	0	264	12.3%
Other Units [2]	357	96	10	0	0	38	501	23.3%
Group Housing [3]	0	42	12	0	303	0	357	16.6%
Total	458	389	250	108	776	172	2153	100.0%

1. Elderly units may be dwelling units, group housing or SRO units.
2. Units such as affordable live work units, inclusionary affordable units, and special user group units.
3. Group housing includes SRO's, residential care facilities, shelters and transitional housing.

3. Affordable Housing Rehabilitation and Acquisition

Acquisition and rehabilitation activity increased significantly since 1990 and now accounts for more new affordable units than are created by new construction. Acquisition and rehabilitation involves the purchase of existing residential buildings by nonprofit housing organizations for the purpose of rehabilitating the units for low and very low income persons. Often it is more economical to purchase

and rehabilitate existing run down units than to build new units. While most of these units are residential hotel (SRO) units, acquisition and rehabilitation include homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families.

It is estimated that over 5,000 new affordable units have been made permanently affordable since 1990. This program improves the affordability and quality of existing housing for low income persons. These units expand the supply of affordable housing although they generally do not increase the overall housing supply. Some rehabilitation and acquisition projects do increase the number of units by additions or conversions of tourist units to permanently affordable housing, and some projects reduce the number of units in a building as result of making the units larger or by the addition of bathrooms or kitchen facilities to better serve the residents.

Rehabilitation and acquisition units need to be inventoried separately as part of a Citywide affordable housing inventory. Consult the Mayor's Office of Housing for lists of rehabilitation and acquisition projects

4. Trends in Market Rate Housing Prices

Citywide average housing prices have risen slightly after remaining relatively stable from 1990 to 1994. According to San Francisco Board of Realtors, the median home price for a three bedroom home in San Francisco increased to $313,116 in 1995, up 15% from $270,000 in 1994. The median home price for such a home is still only 4% higher than it was in 1989 ($300,000). The median rent for an existing two bedroom apartment began to increase in 1994 after leveling off for four years at close to 1990 levels ($975). From 1990 to 1995 rents for a two bedroom unit increased about 10%.

Compared to Bay Area prices, San Francisco home prices continue to be higher even though the difference has narrowed.

TABLE I.12
HOUSING PRICE TRENDS
SAN FRANCISCO and BAY AREA

Year	RENTALS San Francisco 2 Br Apartments	RENTALS Bay Area 2 Br Apartments	FOR SALE San Francisco 3 Br House	FOR SALE Bay Area 3 Br House
1995	$1,075	NA	$313,116	$254,450
1994	$1,050	NA	$270,000	$246,950
1993	$913	$795	$275,000	$250,240
1992	$990	$780	$270,000	$254,830
1991	$1,000	$765	$285,000	$256,586
1990	$975	$780	$290,250	$259,282
1989	$975	$725	$300,000	$260,722
1988	$900	$675	$297,900	$206,463
1987	$850	$675	$233,900	$171,315
1986	$900	$700	$201,100	$165,159
1985	$850	$695	$167,300	$140,615

Sources: The Bay Area Council and the S.F. Property Report for rent surveys; San Francisco Board of Realtors and California Association of Realtors for home sale prices.



PLANNING AREAS OF SAN FRANCISCO

1.	Richmond	6.	Buena Vista	11.	Bernal Heights
2.	Marina	7.	Central	12.	South Central
3.	Northeast	8.	Mission	13.	Ingleside
4.	Downtown	9.	South of Market	14.	Inner Sunset
5.	Western Addition	10.	South Bayshore	15.	Outer Sunset

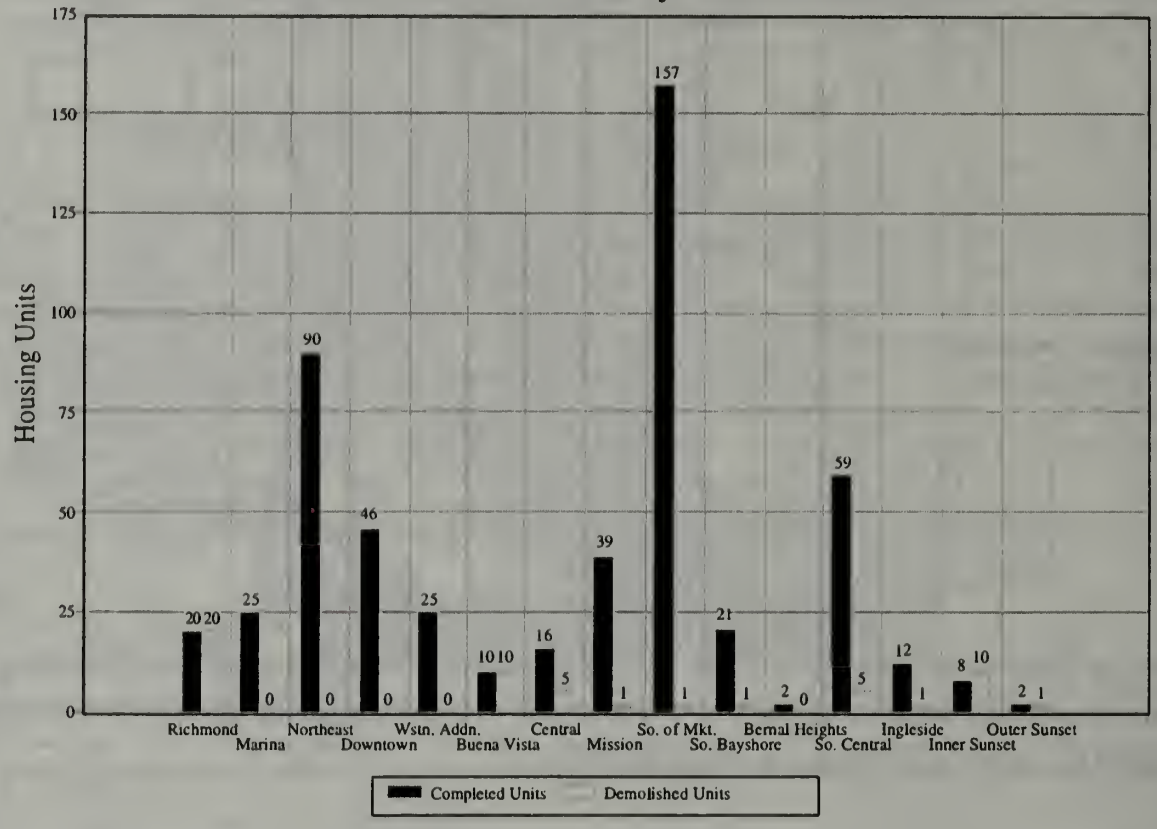
203 Census Tracts Special Areas

NEIGHBORHOOD FINDINGS

New construction and units demolished by Planning District for 1995.

Graph 5

HOUSING UNIT CHANGES by PLANNING DISTRICT



I. DISTRICT CHANGES

Graph 5 illustrates the net gain in housing units by Planning District in 1995. The South of Market, Northeast, South Central and Downtown gained the most units in 1995. The graph on page 34 show total new construction by districts since 1985. The districts which the most new units are the South of Market followed by the Western Addition, Downtown, Northeast, Richmond, and the Mission district.

The Housing Inventory Report provides a consistent annual format for reviewing housing changes over time in each of the City's 15 Planning Districts. A trend line for a particular district can reveal the number and type of units completed or demolished and the annual net change since 1967. District changes are detailed in Part II, Tables II.12 through II.18.

Table II.15 reports single family and multi-unit housing construction by Districts. Table II.16 shows units completed by number of bedrooms in each Planning district (e.g. the number of studios, one bedroom, two bedroom, or three plus bedroom units completed).

Tables II.17 and II.18 in Part II shows residential demolition by Planning District and by number of units in the building. These tables can be used to monitor number of units demolished in any one district by building type (single family and multi-unit building).

Consistent with low overall residential demolition in 1995, none of the individual districts had a high number of units demolished.

1. Annual Changes by Planning Districts

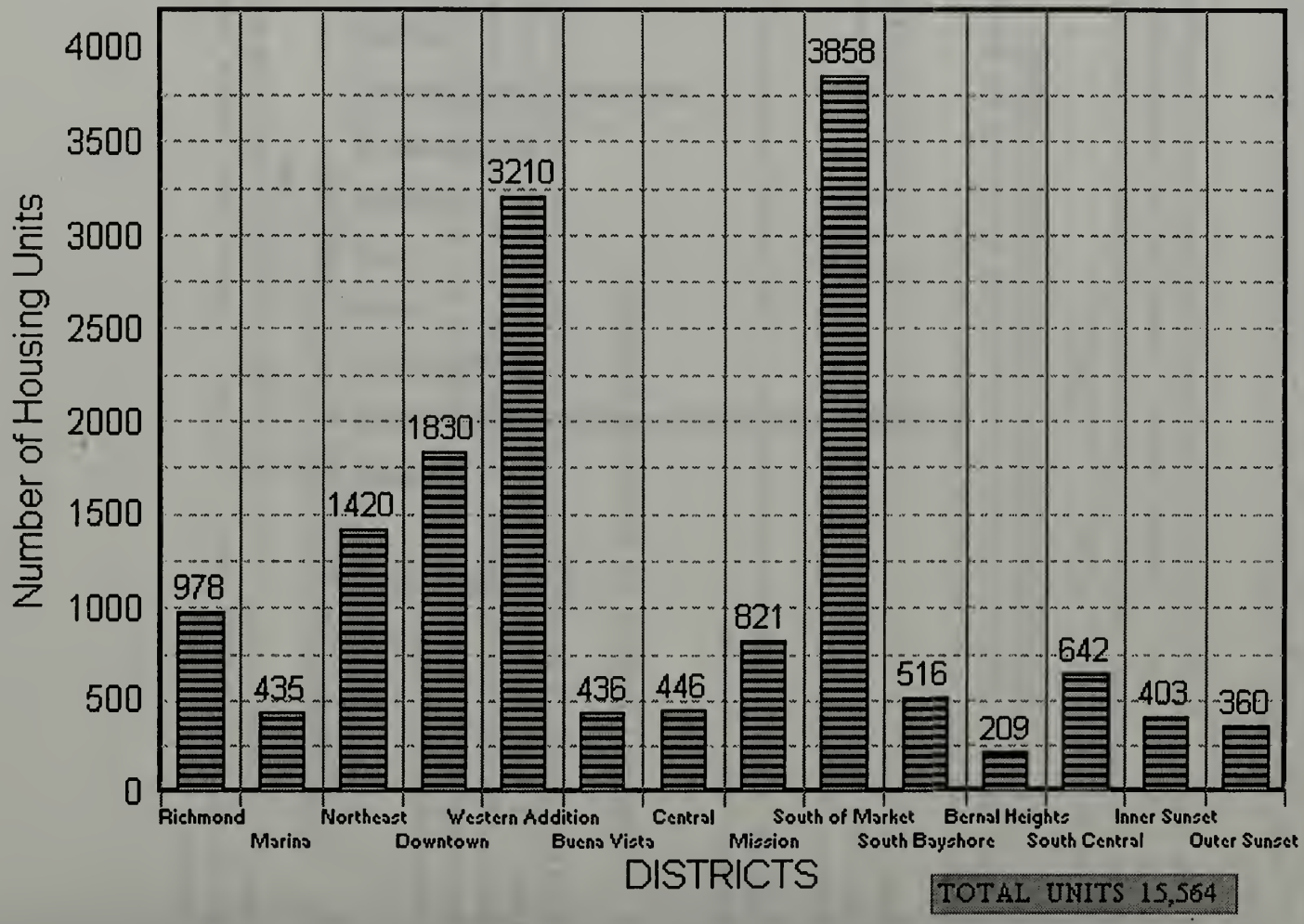
Table I.13 on pages 36 through 40 covers units completed and units demolished in each City Planning District for the last three years. Units completed in prior years can be looked up in previously published Housing Inventory Reports. This table ranks the City Planning Districts by the number of units completed or demolished, where a ranking of one is for the district with the most units constructed or demolished.

2. The Housing Stock by City Planning Districts

Table I.14 on pages 41 through 44 contains San Francisco housing stock totals by Planning Districts and net gain since the 1990 Census. The graph on page 40 show units in buildings by Planning Districts.

NEW CONSTRUCTION BY DISTRICTS

COMPLETED UNITS 1985 - 1995



Graph 5.A

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

1. RICHMOND

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	14	9	9	15	27	5
1994	32	8	3	4	30	8
1995	20	9	20	1	-3	13
Total	66		32		54	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	17	8	0	1	12	9
1994	38	7	0	8	31	7
1995	25	6	0	11	17	7
Total	80		0		60	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	4	14	4	14	-1	14
1994	72	5	0	9	69	4
1995	90	2	0	12	84	2
Total	166		4		152	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	108	1	0	2	104	1
1994	447	1	0	10	447	1
1995	46	4	0	13	48	3
Total	601		0		599	

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	2	15	1	7	-2	15
1994	168	3	9	1	160	3
1995	25	7	0	14	-2	3
Total	195		10		170	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	38	3	1	8	27	6
1994	9	13	0	11	12	15
1995	10	12	10	8	-15	15
Total	57		11		24	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	28	6	3	12	23	7
1994	22	10	5	2	12	11
1995	16	10	5	4	0	11
Total	66		13		35	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	33	4	0	3	23	8
1994	70	6	0	12	69	5
1995	39	5	1	6	30	5
Total	142		1		122	

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	46	2	0	4	43	2
1994	247	2	0	13	245	2
1995	157	1	1	7	164	1
Total	450		1		452	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	28	7	0	5	28	4
1994	23	9	1	6	21	9
1995	21	8	1	8	18	6
Total	72		2		67	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	9	10	3	13	10	10
1994	11	11	0	14	11	12
1995	2	14	0	15	2	10
Total	22		3		23	

12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	33	5	2	10	33	3
1994	73	4	4	3	66	6
1995	59	3	5	5	41	4
Total	165		11		140	

TABLE I.13

HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT

13. INGLESIDE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	5	12	1	9	5	12
1994	10	12	1	7	8	13
1995	12	11	1	9	10	9
Total	27		3		23	

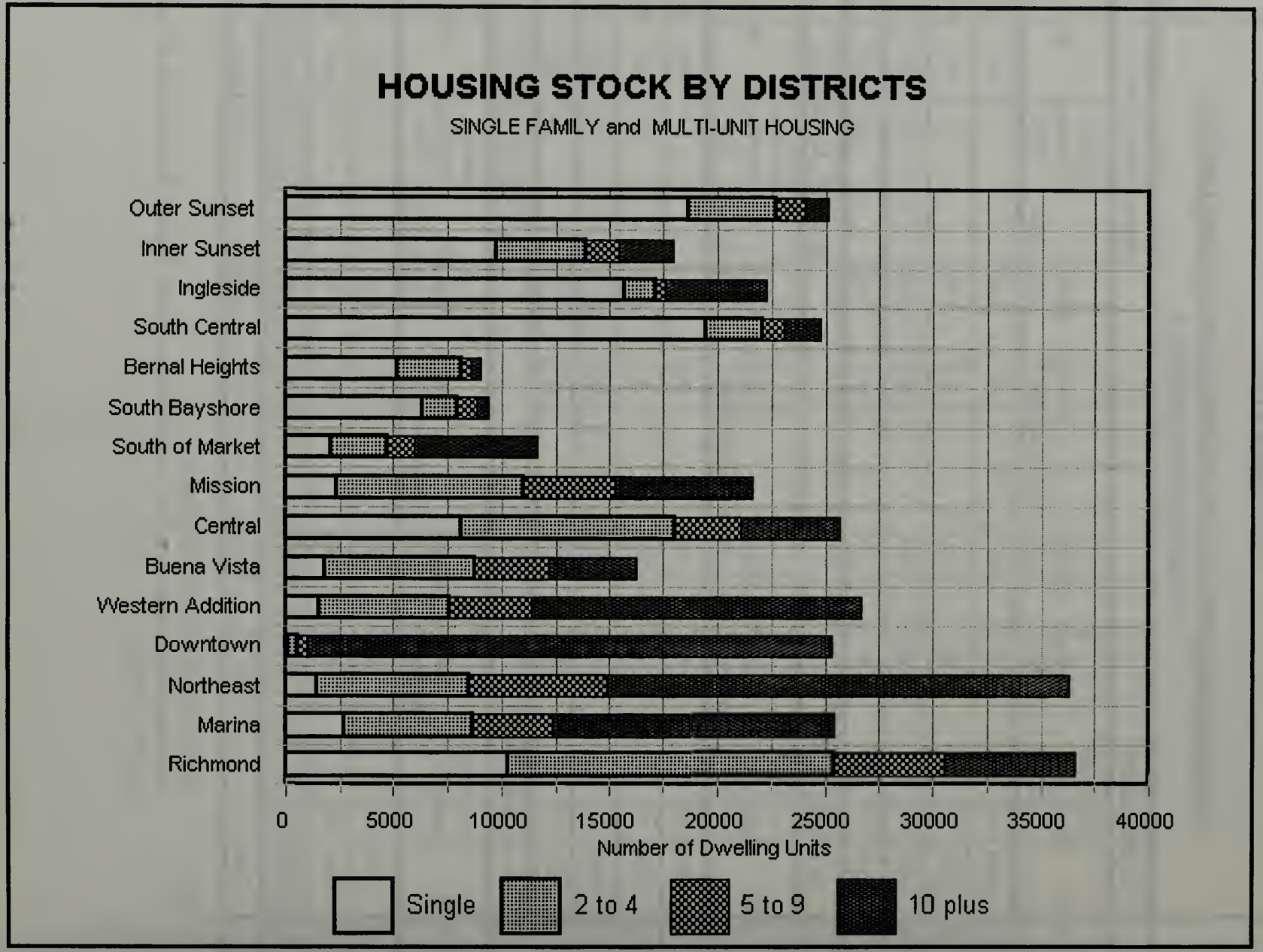
14. INNER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	9	11	2	11	6	11
1994	8	14	0	15	7	14
1995	8	13	10	3	-2	12
Total	25		12		11	

15. OUTER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1993	5	13	0	6	2	13
1994	4	15	2	5	-2	15
1995	2	15	1	10	-5	14
Total	11		3		-5	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.


HOUSING STOCK BY DISTRICTS
SINGLE FAMILY and MULTI-UNIT HOUSING
Outer Sunset
Inner Sunset
Ingleside
South Central
Bernal Heights
South Bayshore
South of Market
Mission
Central
Buena Vista
Western Addition
Downtown
Northeast
Marina
Richmond
0
5000
10000
15000
20000
25000
30000
35000
40000
Number of Dwelling Units
Single
2 to 4
5 to 9
10 plus

Graph 5.B

TABLE I.14
SAN FRANCISCO HOUSING STOCK
BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1. RICHMOND						
1990 Census Count	10,242	14,994	5,135	3,977	1,935	36,283
April 1990 to Current Year	16	165	0	17	85	283
Current Year	-17	14	0	0	0	30
Total	10,241	15,173	5,135	3,994	2,020	36,596
Percent	28	41	14	11	6	100
2. MARINA						
1990 Census Count	2,770	5,874	3,669	7,168	5,829	25,310
April 1990 to Current Year	-23	8	16	74	24	99
Current Year	-1	3	0	15	0	31
Total	2,746	5,885	3,685	7,257	5,853	25,440
Percent	11	23	14	29	23	100
3. NORTHEAST						
1990 Census Count	1,484	6,959	6,382	6,637	14,381	35,843
April 1990 to Current Year	-26	23	20	12	464	493
Current Year	-2	0	6	0	80	69
Total	1,456	6,982	6,408	6,649	14,925	36,405
Percent	4	19	18	18	41	100

TABLE I.14
SAN FRANCISCO HOUSING STOCK
BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
4. DOWNTOWN						
1990 Census Count	87	389	529	1,900	21,468	24,373
April 1990 to Current Year	)	9	-17	18	934	944
Current Year	2	0	8	0	38	447
Total	89	398	520	1,918	22,440	25,764
Percent	0	2	2	7	87	100
5. WESTERN ADDITION						
1990 Census Count	1,580	5,920	3,795	4,714	9,384	25,393
April 1990 to Current Year	-11	81	28	18	1196	1,304
Current Year	-3	13	0	18	0	160
Total	1,566	5,998	3,823	4,742	10,580	26,857
Percent	6	22	14	18	39	100
6. BUENA VISTA						
1990 Census Count	1,784	6,995	3,346	1,901	2,081	16,107
April 1990 to Current Year	-10	12	6	20	33	61
Current Year	-4	-13	5	6	0	12
Total	1,767	6,994	3,357	1,921	2,114	16,180
Percent	11	43	21	12	13	100
7. CENTRAL						
1990 Census Count	8,151	9,874	2,993	2,401	2,228	25,647
April 1990 to Current Year	-4	35	21	6	0	58
Current Year	-13	13	0	0	0	12
Total	8,134	9,922	3,014	2,407	2,228	25,717
Percent	32	39	12	9	9	100

TABLE I.14
SAN FRANCISCO HOUSING STOCK
BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
8. MISSION						
1990 Census Count	2,342	8,664	4,206	2,776	3,339	21,327
April 1990 to Current Year	-5	19	16	96	178	304
Current Year	-4	5	13	16	0	69
Total	2,333	8,688	4,235	2,888	3,517	21,700
Percent	11	40	20	13	16	100
9. SOUTH OF MARKET						
1990 Census Count	2,100	2,565	1,267	626	3,805	10,363
April 1990 to Current Year	10	12	22	10	1236	1,290
Current Year	1	12	0	38	113	245
Total	2,111	2,589	1,289	674	5,154	11,817
Percent	18	22	11	6	44	100
10. SOUTH BAYSHORE						
1990 Census Count	6,264	1,581	879	323	204	9,251
April 1990 to Current Year	64	63	8	0	0	135
Current Year	2	16	0	0	0	21
Total	6,330	1,660	887	323	204	9,404
Percent	67	18	9	3	2	100
11. BERNAL HEIGHTS						
1990 Census Count	5,082	2,950	475	197	274	8,978
April 1990 to Current Year	27	23	6	0	0	56
Current Year	0	2	0	0	0	11
Total	5,109	2,975	481	197	274	9,045
Percent	56	33	5	2	3	100

TABLE I.14
SAN FRANCISCO HOUSING STOCK
BY CITY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
12. SOUTH CENTRAL						
1990 Census Count	19,352	2,623	1,005	696	890	24,566
April 1990 to Current Year	73	37	0	68	20	198
Current Year	22	2	5	12	0	66
Total	19,447	2,662	1,010	776	910	24,805
Percent	78	11	4	3	4	100
13. INGLESIDE						
1990 Census Count	15,685	1,379	469	922	3,572	22,027
April 1990 to Current Year	30	23	-9	0	171	215
Current Year	4	6	0	0	0	8
Total	15,719	1,408	460	922	3,743	22,250
Percent	71	6	2	4	17	100
14. INNER SUNSET						
1990 Census Count	9,687	4,152	1,484	1,327	1,250	17,900
April 1990 to Current Year	20	21	6	14	0	61
Current Year	0	5	-7	0	0	7
Total	9,707	4,178	1,483	1,341	1,250	17,959
Percent	54	23	8	7	7	100
15. OUTER SUNSET						
1990 Census Count	18,653	3,970	1,347	646	487	25,103
April 1990 to Current Year	-6	51	8	22	0	75
Current Year	-5	0	0	0	0	(2)
Total	18,642	4,021	1,355	668	487	25,176
Percent	74	16	5	3	2	100
CITYWIDE TOTAL	**105,397**	**79,533**	**37,142**	**36,677**	**75,699**	**335,115**
Percent	**31**	**24**	**11**	**11**	**23**	**100**

Note: Total units by district are slightly higher than the citywide totals in table I.2B because the district totals are **not** adjusted to the April 1, 1990 US Census. The district totals include all units in calendar year 1990.

MAJOR PROJECTS

J. PROJECT LISTS

This section details major projects completed and lists major projects in the "pipeline". It lists major projects in the various stages as projects approved or under Planning review, projects approved for construction with building permits, and projects completed. Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period a project may change from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

1. Projects Completed

List 1A contains market rate projects (with ten or more) units completed since 1990; and List 1B contains affordable projects (with ten or more units) completed since 1990. Projects completed prior to 1990 are listed in previous Housing Inventory Reports.

2. Projects Authorized for Construction, Department of Building Inspection.

List 2A contains residential projects with building permits approved for construction in 1995 (with five or more units). List 2B contains major residential projects approved in 1993 and 1994 for projects not otherwise shown as under construction.

3. Projects Under Planning Review and Projects Approved by Planning.

List 3A contains projects under Planning review (with ten or more units). These are projects requiring Conditional Use, Environmental Review, or other type of discretionary review by the Planning Commission or Zoning Administrator. This does not include projects undergoing informal Planning review for which no formal applications have been filed.

List 3B contains projects approved by the Planning Department. It shows affordable projects, live-work projects, and other mixed use projects which have inclusionary affordable units.

4. Affordable Housing Production.

List 4A lists new affordable housing construction projects completed since 1980. It does not include affordable projects created by rehabilitation and acquisition by non-profit housing organizations. List 4B is for affordable developments in the "pipeline" as projects approved, under construction or with firm funding commitment.

5. Live Work Projects.

List 5A contains live-work projects completed and List 5B contains live-work projects under construction or proposed.

1. Completed residential development since 1990, ten or more units: market rate and affordable units.

List 1A

MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS - 1990 to 1995

Project Name/ Address	Project Sponsor	Year Compl.	Total Units	Lower Inc Units *	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
600-650 Chestnut St.	BA Properties Inc.	1995	80	0	3 54 23	1 bed 2 bed 3 bed	condo	$165,000 to $350,000 a last phase will have 37 units w. 4 aff. units
401 Main St. Portside	Emerald Fund Group	1994	62	0	26 26 10	1 bed 2 bed 3 bed	condo	1st phase completed; total project to be 240 units
1388 Gough St. Post International	SOCO Limited	1994	72	0	4 56 8	studios 2 bed 3+ bed	condo	$290,000 to $625,000
4150 17th Street		1993	33	0	33	2 bed	condo	
111 Chestnut St	Lombard Plaza Partners	1992	102	0	7 38 56 1	studios 1 bed 2 bed 3 bed	owner	 $200-$300,000 $250-$550,000 $550,000
240 Lombard St	Lombard Plaza Partners	1992	118	0	16 102	studios 1 bed	rental	$1,750 - $2,150
1100 Eddy St.	U-2 Investments SFRA	1992	69	0	49 20	2 bed 3 bed	owner	
South Gardens 180 7th St.	Urban Homes	1992	28	0	16 12	1 bed 2 bed	owner	$123,500 $189,500
271 Shipley St.	Lee Hammack, David Sternberg	1992	20	0	12 2 6	studios 1 bed 2 bed	owner/ town-homes	

List 1A

MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS - 1990 to 1995

Project Name/ Address	Project Sponsor	Year Compl.	Total Units	Lower Inc Units *	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
Future Perfect 3-51 Bowman Ct.	Future Perfect SFRA	1992	62	0	62	2 bed	owner/ family	$178-$180 (moderate income)
Silver-Univ. Height 633 Cambridge	Bridmont Associates	1992	55	5	5 30 20	3 bed 4 bed 5 bed	owner	$225-$265 $380-$410
443 Fulton St.	Urban Frontier Dev. Corp.	1992	22	5	22	2 bed	owner	$230 to $280,000
1438 Filbert St.		1992	12		5 7	1 bed 2 bed	owner	
Baycrest Towers 201 Harrison Street	Balcor Dev. Co./ Pacific U.	1991	294	35	114 111 71	studios 1 bed 2 bed	owner	$150 to $172,000 $175 to $352,000 $258 to $409,000
Carlisle Towers 1450 Post Street	Post St. Assoc./ Senior Living Dev., SFRA	1991	132	0	14 91 17	studios 1 bed 2 bed	owner	$150 to $595,000
Hills Plaza 350 Steward Street	Beta West Prop. Inc.	1991	67	0	NA	1 bed 2 bed 3 bed	owner	$260 to $485,000 $385 to $830,000 $445 to $1,080,000
1650 Jackson Street	Emerald Properties	1991	69	0	1 36 32	studio 1 bed 2 bed	owner	$260 to $330,000 $350 to $390,000
1700 Van Ness Ave.	Taldan Inv. Co.	1991	51	0	5 36 10	1 bed 2 bed 3 bed	owner	$224 to $254.000 $243 to $311,000 $263 to $325,000
550 South Van Ness		1991	36	0	32 4	1 bed 2 bed	owner	$110 to $140,000

List 1A

MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS - 1990 to 1995

Project Name/ Address	Project Sponsor	Year Compl.	Total Units	Lower Inc Units *	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
197 7th Street		1991	32	0	32	studios	owner	$85 to 109,000
1340 Clay Street		1991	30	0	7 22	1 bed 2 bed	owner	
Fillmore Center Turk and Fillmore	Fillmore Center Developers, SFRA	1989-1991	1,113	223	331 427 343	studios 1 bed 2 bed	rental	
Bayside Village Brannan & Beale	Forest City Dillon, Inc., SFRA	1988-1990	868	174	233 307 328	studios 1 bed 2 bed	rental	
Geary Courtyard 639 Geary Street		1991	165		126 39	studios 1 bed	rental	$725 to $955
Ocean Beach Est. Great Highway	Taldan Dev.	1990-1991	110		4 105	2 bed 3 bed	owner	
601 4th Street		1990	85		85	studios	owner/ livework	

* Lower income units are units under the City's Inclusionary Affordable Housing program.

List 1B

MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION - 1990 to 1995

Project Name/ Address	Sponsor	Year Compl.	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
555 Ellis St.	Asian Neighborhood Design	1995	38	3 6 10 19	studios st. +loft 2 bed 3 bed	rental/ single per. families	4 @ 25% of M.I. 10 @ 35% of M.I. 11 @ 50% of M.I. 13 @ 60% of M.I.
1695 18th St.	Rick Holliday/ ART ARK	1995	29	29	live-work	5 rental/ 24 owner for artists	5 rental @ 50% of M.I. 18 for sale @ 80% of M.I. 6 market rate for artists
1035 Folsom St.	Mercy Charities Housing	1995	50	3 13 28 4	1 bed 2 bed 3 bed 4 bed	rental/ family	3 @ 25% of M.I. 29 @ 50% of M.I. 14 @ 60% of M.I. 4 @ 80% of MI
1101 Howard St.	Howard Street Association	1995	34	6 14 14	1 bed 2 bed 3 bed	rental/ family	16 @ 25%-35% of M.I 4 @ 50% of M.I. 14 @ 60% of M.I.
201 Turk St.	Chinese Community Housing Corp./ A.F. Evans Corp.	1994	175	12 81 45 37	studios 1 bed 2 bed 3 bed	rental/ family/ elderly 20	126 @ 35% of M.I. 43 @ 60% of M.I. 6 @ 80% of M.I.
333 Fell St.	BRIDGE Housing Corp.	1994	82	4 20 24 34	studios 1 bed 2 bed 3 bed	rental/ family/ elderly	37 @ 50% of M.I. 45 @ 60% of M.I.
241 6th St. Knox Hotel	Tenants & Owners Dev. Corp.	1994	140	140	SRO's	rental/ nr Homeless	140 @ 35% of M.I.
701 Natoma St. Canon Kip	Episcopal Community Services	1994	104	104	SRO's	rental/ homeless	104 @ 25% of M.I.
1303 Larkin St.	Chinese Community Housing Corp.	1994	63	59 4	SRO's 1 bed	rental/ elderly	42 @ 35% of M.I. 6 @ 50% of M.I. 14 @ 60% of M.I.
440 Valencia St Plaza del Sol	Mission Housing Development Corp.	1994	59	25 29 5	2 bed 3 bed 4 bed	rental/ family	38 @ 35% of M.I. 21 @ 50% of M.I.

List 1B

MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION - 1990 to 1995

Project Name/ Address	Sponsor	Year Compl.	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
1333 Bush St.	On Lok Services	1994	42	42	studios	rental/ elderly	42 @ 50% of M.I.
1028 Howard St.	Mercy Charities Housing	1994	30	5 11 14	1 bed 2 bed 3 bed	rental/ family	30 @ 50% of M.I.
518 Minna St.	Asian Inc.	1994	24	12 12	2 bed 3 bed	rental/ family	6 @ 35% of M.I. 14 @ 50% of M.I. 4 @ 60% of M.I.
1000 Market St.	Community Housing Partnership	1994	59	59	SRO's	rental/ homeless	59 @ 35% of M.I.
111 Jones St	Mercy Charities Housing	1993	108	8 64 16 20	studios 1 bed 2 bed 3 bed	rental/ families/ elderly 40	60 @ 35% of M.I. 48 @ 50% of M.I.
Steam Boat Point Townsend & Emb.	South Beach Family Ass., BRIDGE, SFRA	1992	108	51 26 31	1 bed 2 bed 3 bed	rental/ family	$310-$510 $360-$550 $410-$700
Del Carlo Court 3330 Army St.	Mission Housing Development Corp.	1992	25	2 14 5 4	1 bed 2 bed 3 bed 4 bed	rental/ family	$361-$599 $393-$700 $426-$777
Padre Francisco Palou 3400 16th St.	Catholic Charities Housing Corp.	1992	18	10 6 2	2 bed 3 bed 4 bed	rental/ family	$391-$552 $420-$626 $487-695
1272 S. Van Ness	Progress Apts., Inc.	1992	12	11 1	studios 1 bed	rental/ sp population	very low income
Plaza West 1123 Pierce Street	San Francisco Housing Authority	1991	203	78 114 11	2 bed 3 bed 4 bed	rental/ family	$350 to $500

List 1B

MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION - 1990 to 1995

Project Name/ Address	Sponsor	Year Compl.	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
2155 Mission Street	Mission Capp Partnership/ OBECA/Arriva Juntos	1991	48	4 12 24 8	studios 1 bed 2 bed 3 bed	rental/ family	48 @ 80% of M.I.
Delancey Street 1st & Embarcadero	Delancy Street Foundation, SFRA	1990	177	177	2 bed	rental/ sp population	177 @ 50% of M.I.
Pineview 1483 Mason St	Self-Help for the Elderly	1990	70	70	studios	rental/ elderly	70 @ 50% of M.I.
Bayside Senior Broadway & Grant	Chinese Community Housing Corp.	1990	31	31	studios	rental/ elderly	31 @ 50% of M.I.

* Affordability is expressed in terms of threshold percent from the San Francisco PMSA median income by household incomes as published by HUD.
Affordable rent and home ownership levels by percent from median income are shown on pages 26 and 27.

Note: Projects completed prior to 1990 are listed in previous Housing Inventory reports. Inclusionary affordable units are included in List 1A with Market Rate Projects.

Non-profit Housing Sponsors (partial list):

AI	Asian Inc,
AND	Asian Neighborhood Design
BHCF	Bernal Heights Community Foundation
BRIDGE	BRIDGE Housing Corporation
CCHC	Chinese Community Housing Corporation
CHP	Community Housing Partnership
HCDC	Housing Conservation and Development Corporation
HDNP	Housing Development and Neighborhood Preservation Corporation
MCH	Mercy Charities Housing Corporation
MHDC	Mission Housing Development Corporation
TODCO	Tenants and Owners Development Corporation
TNDC	Tenderloin Neighborhood Development Corporation

2. Projects Authorized for Construction by the Department of Building Inspection.

List 2A

PROJECTS AUTHORIZED for CONSTRUCTION by DBI in 1995

Building Permits Issued for projects with 5 or more units

Month	# Units	Address	Type	Valuation	Sponsor
January	12	68 McCoppin St.	new	$1,130,000	Maishmallow Corp.
January	11	225 Pierce St.	new	$800,000	Al Goodvin
March	29	346 First St.	live work	$2,700,000	346 First St L.P.
March	28	18 Lansing St.	live work	$2,660,000	346 First St L.P.
April	8	64 Guy Place	new	$832,000	John Striklin
April	33	3600 Fillmore St.	new	$3,300,000	M.C.P. Constr. Co.
April	66	650 Delancy St	conversion	$12,000,000	Oriental Warehouse Assn.
May	9	2185 Market St	new	$2,650,000	Coridad Grovett
June	50	205 Jones St.	alteration	$1,200,000	Mercy Charities Housing
June	24	795 8th Av.	alteration	$4,000,000	Paragon Management Co.
July	6	555 27th St.	new	$1,000,000	Carberry Construction Co.
July	16	125 Gilbert St	live work	$1,500,000	Tom Murphy
July	12	714 Stockton St.	new	$1,200,000	Jack & Rose Marie Jair
July	5	279 Henry St	new	$576,000	James Meenaghan
August	9	226 Ritch St	live work.	$1,047,000	Donegan
October	7	370 De Haro St.	live work	$1,090,000	Show Place Loft Assoc.
October	24	587 Natoma St.	new	$4,000,000	Chicago Title
Nov.	16	74 Brady St.	new	$1,600,000	Toarup Const. Co.
Nov.	24	301 Folson St	convesion	$8,000,000	Embarcadero LLC
Nov.	24	1096 Eddy St.	new	$1,606,249	Eddy St. Apts.
Total	410			$49,891,249	

Source: Central Permit Bureau summary form C-404 U.S. Department of Commerce.

Note: Total construction costs divided by total units yields an average construction cost of $121,685 per unit.

List 2B

Permits Issued - 1993 and 1994
PROJECTS AUTHORIZED for CONSTRUCTION by DBI
(with 10 or more units)

Month	# Units	Address	Sponsor
1994			
December	74	135 Valencia Street	Housing Neighborhood
November	13	1240 Hyde Street	Arthur Lief
November	12	298 Portola Drive	Comac Investments
November	50	1035 Folsom Street	Mercy Charities Housing
November	33	71 Lansing Street	The Lansing Group
October	20	1292 Potrero Ave.	Mission Housing Dev.
October	10	677 Arguello Blvd.	Flood Company Growth Trust
September	16	161 Gilbert Street	Soma Lofts
August	36	2295 Bush Street	Bart-Seidler
July	210	201-299 Bay Vista Drive	Tuntex Properties, Inc.
June	28	5810 Mission Street	Bay Area Painters & Tapers
June	12	2027 Market Street	2027 Partnership
June	18	181-183 + 185 Franklin Street	William Ferdon
June	14	342-346 + 348 Hayes Street	William Ferdon
May	46	1000 Tomkins Ave.	"BHHC" (Boomerang)
April	15	348 Church Street	Philomena Murphy
April	115	1400 Eddy Street	Fillmore Market Place
1993			
October	35	101 Valencia Street	HDNPC
September	173	480 Ellis Street	PAC INTL CONST CO
August	24	518 Minna Street	Minna Street Association
August	95	390 Arkansas Street	18th Street Association
June	182	240 4th Street	TODCO-Wolf House III
June	42	1145 Larkin Street	On Lok Comm. Housing
May	104	705 Natoma Street	Canon Kip Inc.
May	34	1101 Howard Street	Howard Street Association
April	140	241 6th Street	Knox Partners Ltd.
March	82	333-375 Fell Street	Bridge Housing
January	59	440 Valencia Street	Mission Housing Corp.

Source: Central Permit Bureau summary form C-404 U.S. Department of Commerce.

3. Projects under Planning review; and projects approved by Planning.

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or more units, April 1996

Cases	Units	Project Name	Description	File Date
96.180E	39	29th & Church St	Conversion of convent and high school property to 39 residential units.	5/8/96
96.151C	92	150 Britton St	92 unit PUD., mostly townhoses built on former nursery property, affordable rental units.	3/18/96
96.056E	53	5545 3rd St	Demolish service station and construct 53 senior housing units plus community room.	1/31/96
94.615E	70	1 Columbus Av	Modify approved aff. housing to increase from 8 stories to 10 stories in height.	9/15/95
94.500E	70	245 5th St	Convert vacant warehouse to 41,210 sq. ft of comm. use or up to 26 dwelling units.	10/15/95
94.618C	75	901 Polk St, 1000 Van Ness Av	Conversion of existing vacant showroom and service to multi-plex theatre, health club, retail, residential and parking. Addition of 332,000 sq. ft. of space to the existing 234,000 sq. ft. structure. Project would include 75 dwelling units,	5/1/96
95.275C	10	1218 Connecticut St	To allow ten dwelling units in an M-1 district.	5/31/95
95.336E	138	2130 Fulton Street	Construct 138 dwelling units in 170,000 square feet of floor space, with 181 parking spaces.	6/30/95
95.644E	10	788 8th Av	Construct a new building with 10 dwelling units, 10 off-street parking spaces, and about 2,500 sq. ft. of retail space, following removal of two portable class room structures.	11/20/95
95.702E	10	York Street Subdivision	Resubdivide three vacant mid-block lots with street access from York Street into six lots, and construct five two unit buildings.	12/21/95
90.218C	104	869-71 Folsom St	Demolish earthquake damaged bldg. and construct 104 new residential units with 75 parking spaces & 4,000 s.f (considering a revision with no residential units).	8/08/90

Note: Planning Department Case Types

A	Certificate of Appropriateness	S	Subdivision of Land
C	Conditional Use review	V	Variance review
E	Environmental Review	Z	Zoning Reclassification
D	Discretionary Review	!	Transportation Study
K	Shadow Study		

List 3B

RESIDENTIAL PROJECTS APPROVED BY PLANNING IN 1995

Projects with 9 or more units

By Type: Affordable Projects, Other Mixed Use, and Live-Work

Cases	Units*	Project Name	Description	Action Date
AFFORDABLE PROJECTS				
95.205V	73	821 O'Farrell St	Conversion of an existing group housing facility in the RC-4 Distict into 73 affordable	8/29/95
92.302A	65	347 Dolores St	To make exterior alterations pursuant to article 10, and EE; convert Notre Dame girls high school	0.0375
94.166C	50	670 Valencia Street	Construct 50 senior housing units after demolition of one three-unit building Sponsor: MHDC.	6/15/95
94.240C	30	1171-1179 Mission St	Construct a women's shelter for thirty women and a distribution center for the St. Anthony	7/13/95
95.354C	193	1220-1292 Eddy St.	Demolish 276 units & replace with 193 units of public housing, includes child care and commu-	10/19/95
95.363C	160	3100-3190 Cesar Chavez St	PUD for demolition of 208 affordable units and construction of 160 affordable dwelling units	10/26/95
94.389C	85	Hayes Valley Hsng North	Planned Unit Development to demolish existing 134 unit public housing project, construct 85 new	3/9/95
94.390C	110	Hayes Valley Hsng South	Planned Unit Development to demolish existing 160 unit public housing project, construct 110	5/19/95
95.151V	24	974 Howard St	Construct 24 affordable units for disabled persons. Sponsor: TODCO	9/19/95
95.255C	30	1010 S. Van Ness Av.	Construct 30 units of affordable housing for very low income families. Sponsor: MHDC	11/30/95
OTHER, MIXED USE AND MARKET RATE PROJECTS (Motion number and inclusionary affordable units in parenthesis)				
94.516S	24	4801 Balboa St	Amend PUD by redesigning 24 dwelling units originally intended for Lot 1	8/24/95
94.547S	9	37-43 Hancock St	Subdivide one lot into three and construct three, three-unit buildings.	7/27/95
95.070C	48*	70 Natoma St	Modifcation of condition to construct a unit mixed use project (M14015)	11/16/95
95.079V	11	Karen court	Subdivide five lots into eleven and construct 11 three-story single-family houses.	8/2/95
95.165S	10	6838 Geary Blvd.	Construct three story 10 unit building.	11/21/95
95.213V	24	184 Clara St	Construct new 24 single family townhouses on 5 lots. Require rear yard and parking variances	1/7/95
95.294C	19*	3922 24th St	Demolish existing two-story church. (M13973: two one bedroom affordable rental units)	10/12/95
93.586S	28*	2900 Sloat Boulevard	Build fifteen 2-unit houses and one 3-unit apart. (M.13874: 6 for sale affordable units).	8/7/95
94.196C	10*	1099 Mississippi St	Construct 10 townhouses. (M13867: one affordable unit for a first time homebuyer).	4/27/95
94.284E	29	1731-1741 Powell ST	Add 29 units to an existing theatre. Reduce seating from 1,250 to 700; retain retail.	4/4/95
94.674C	15	789 Monterey Bl	Subdivide one lot into five and construct five, three-unit, 2-story buildings with parking.	6/29/95
92.465D	15	1625 Pacific Ave	Build 15-unit, 4-story, 19,826s.f. apart. bldg after demo. of one comm. bldg.	10/19/95
94.459C	12*	588 South Van Ness Av.	Construct four-story, 12-unit apartment building. (M13864: one rental affordable unit).	4/13/95

List 3B

RESIDENTIAL PROJECTS APPROVED BY PLANNING IN 1995

Projects with 9 or more units

By Type: Affordable Projects, Other Mixed Use, and Live-Work

Cases	Units*	Project Name	Description	Action Date
LIVE WORK PROJECTS				
95.304E	15	610 Illinois St	Construct 15 live/work units in a four story structure with parking for 15 automobiles.	9/29/95
95.601K	12	466-468 Tehama St	Construct 12 live/work units in 19,000 sq. ft. with 12 off-street parking spaces unreinfor-	12/29/95
95.620K	12	139 Welsh St	Construct about 25,000 sq. ft. of live/work (12 units) and 12 off-street parking spaces	11/6/95
94.469E	16	49 Zoe St	Demolish 2 story 4,200 sq. foot building. Construct a 3 story, 16 unit live/work	5/26/95
94.483K	22	575 Harrison St	Construct three-story, 22-unit live/ work building on vacant lot.	12/26/95
94.548K	16	125 Gilbert St	Remove aluminum storage shed. Construct three-story, 16-unit live/work building.	12/8/95
94.594E	36	394-398 Townsend St	Construct 36 live/work units in 2, 4 story over garage with 40,000 sq. ft.	11/21/95
94.221C	10	43 Boardman St	Construct 10 Live/Work units on 5,875 sq. ft. lot after demolition of a 2-story duplex.	8/17/95

* Cases for Conditional Use review are subject to the City's 10% affordable inclusionary housing requirement.

Note: See page 54 for definitions to Case types.

4. Affordable projects completed; and affordable projects in the pipeline.

List 4A

MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION
Projects Completed 1990 to 1995

Projects	Units	Type of Units / Income Level	Year
18th & Arkansas	29	Live/work, ART ARK	1995
555 Ellis St.	34	Family units very low income, AND	1995
1101 Howard St.	34	Family very low income units, MCH	1995
1035 Folsom St	50	Family very low income, MCH, SFRA	1995
1028 Howard	30	Family rental very low income, Mercy Charities	1994
201 Turk St.	175	Family & elderly rental vry low inc., CCHC	1994
333-375 Fell St.	82	Family rental very low income, BRIDGE	1994
126-6th/514 Minna	24	Family rental very low income, Asian Inc.	1994
480 Valencia St.	59	Family rental very low income, MHDC	1994
1333 Bush St.	42	Group hsng elderly v, low inc. rental, On Lok	1994
1400 Pine St.	61	Elderly rental very low income, CCHC	1994
705 Natoma St.	104	SRO extremely low income, Episcopal Comm. Housing	1994
241 6th St.	140	SRO very low income, TODCO	1994
100 Market St	59	SRO extremely low income, Comm. Housing Partnership	1994
111 Jones St.	108	Family & elderly rental v. low inc., Mercy Charities	1993
1272 South Van Ness Ave.	12	Group housing for low inc. mentally dis., Progress Ap	1992
1200 Connecticut St.	10	Group housing/ low income live work	1992
3330 Army St.	25	Family rental, very low inc., MHDC	1992
3400 16th St.	18	Family rental, low income, Catholic Charities	1992
Keith St./Bowman Ct.	62	Low mod. inc. family ownership, SFRA	1992
Whitney Young St.	15	Low inc. family ownership, SFRA	1992
Townsend & Embarc.Sts.	108	Very low inc. family rental, SFRA	1992
1123 Pierce St.	203	Very low income family rental, SFHA	1991
21 Mission St.	48	Low income family rental. OBECA/Arriva Juntos	1991
1st & Embarcadero	177	Rental low income user program, Delancy St. Found.	1990
1483 Mason St	70	Very low inc. elderly rental, Self Help for the Elderly	1990
Broadway & Grant	31	Very low income elderly rental, CCHC	1990
Total Units	**1,814**		

Note: List does not include group housing and rehabilitation and acquisition projects.
Reference page 51 for abbreviations to project sponsors.

List 4B

AFFORDABLE HOUSING CONSTRUCTION MAJOR PROJECTS IN THE PIPELINE

Projects Under Review, Approved, or Under Construction as of 4/1/96

Projects address/ Name	Units	Type of Units / Income Level/ Sponsor
214 Haight St	12	Group Housing, Walden House adolescent
301 Ellis St	93	Very low inc., Catholic Charities
1096 Eddy St.	21	Progress Foundation
1550 Fell St.	46	Group housing, Hamilton Family Center
185 7th St	20	Very low income, HDNP
3rd & Armsrong St	50	SFHDC
100 Alemany/ Market Heights	46	Family rental low income, BHCF
1171 Mission St	46	Women very low inc. St. Anthony Foundation
974 Howard St	24	Very low inc. for disable persons, TODCO
1010 S. Van Ness Av.	46	Very low inc. rental, MHDC
101 Valencia St.	118	Family rental very low income, HDNP
1290 Potrero & 25th	20	Family rental extremely low income, MHDC, SFRA
240 4th St.	30	SRO, elderly rental very low inc., TODCO
151 Leland Ave	51	Special population, Hospice By The Bay, SFRA
670 Valencia	50	Elderly rental very low income, MHDC
347 Dolores St	46	Elderly rental very low income, Mercy Family H.
835 O'Farrell Street	74	Formerly homeless persons and families, CHP
1 Columbus av/ I Hotel	74	Elderly very low income, CCHC
5545 3rd St	53	Affordable housing for seniors, BRIDGE
150 Bitton St	30	Affordable rental units, HCDC
29th & Church St	39	Some affordable units, Archdiocese of S.F.
Fillmore Market Place	120	Family low income, SFRA
Total Units	1,224	

Source: Mayor's Office of Housing.
Note: Reference to page 51 for abbreviations to project sponsors.

5. Live-Work Projects

LIST 5A

LIVE-WORK PROJECTS COMPLETED
By Year Completed (with 4 or more units)

No.	Street	Block	Lot	Units	St.	Date	Zone	District
1695	18th St	4034	5	29	4	1-dec-95	M-1	South of Market
55	Norfolk St	3521	50	6	4	30-nov-95	SLR	Mission
161	Gilbert St	3784	90	16	3	20-oct-95	SLI	South of Market
755	Florida St	4081	17	7	4	16-oct-95	M-1	Mission
50	Lucerne St	3784	47	12	2	7-jul-95	SLI	South of Market
728	Alabama St	4083	5	16	3	10-apr-95	M-1	Mission
747	Natoma St	3728	28	8	3	10-apr-95	SLR	Downtown
1220	Folsom St	3729	9	4	2	20-mar-95	SLR	South of Market
75	Sheridan St	3519	71	4	2	7-dec-94	SLR	South of Market
340	Ritch St	3787	39	8	2	11-aug-94	SLI	South of Market
533	2nd St	3774	48	10	4	26-may-94	M-1	South of Market
960	Natoma St	3510	34	4	3	6-may-94	SLR	Downtown
38	Lusk St	3787	27	6	2	5-may-94	SLI	South of Market
940	Natoma St	3510	32	8	3	25-jan-94	SLR	Downtown
2301	Harrison St	4083	8	6	3	30-dec-93	M-1	Mission
1489	Folsom St	3520	30	7	6	7-dec-93	SLR	South of Market
701	Minnesota	4060	5	54	2	5-nov-93	M-2	South of Market
385	10th St	3519	12	8	2	17-aug-93	SLR	South of Market
83	Lafayette St	3511	51	4	2	2-jun-93	SLR	Mission
65	Norfolk St	3221	59	5	3	8-apr-93	SLR	Mission
900	Tennessee St	4107	1	21	1	3-mar-93	M-2	South of Market
801	Minnesota St	4107	24	22	1	14-dec-92	M-2	South of Market
1206	Connecticut St	4324	1	10	2	30-sep-92	M-1	South Bayshore
355	Bryant St	3774	68	44	4	29-may-92	SSO	South of Market
30	Washburn St	3509	23	5	3	4-sep-91	SLR	Inner Sunset
600	York St	4023	1	25	3	30-aug-91	M-1	Mission
500	Hampshire St	4015	1	11	4	20-jun-91	M-1	Mission
1049	Market St	3703	67	8	3	6 June 1991	NC-3	Mission
601	4th St	3787	52	85	4	10-may-91	SLI	South of Market
461	2nd St	3764	75	127	6	3-aug-90	SSO	South of Market
601	Minnesota St	4043	12	33	3	27-jun-89	M-2	South of Market
499	Alabama St	3969	1	79	3	27-mar-89	M-1	Mission
31	Stillman St	3763	33	5	3	17-feb-89	SSO	South of Market
731	Florida St	4981	11	9	2	6 Dec-88	M-1	Mission
550	Alabama St	4019	1	46	3	6 Dec-88	M-1	Mission
3455	Army St	6574	1	57	3	6 Dec-88	NC-3	Mission
	Total Units			**809**				

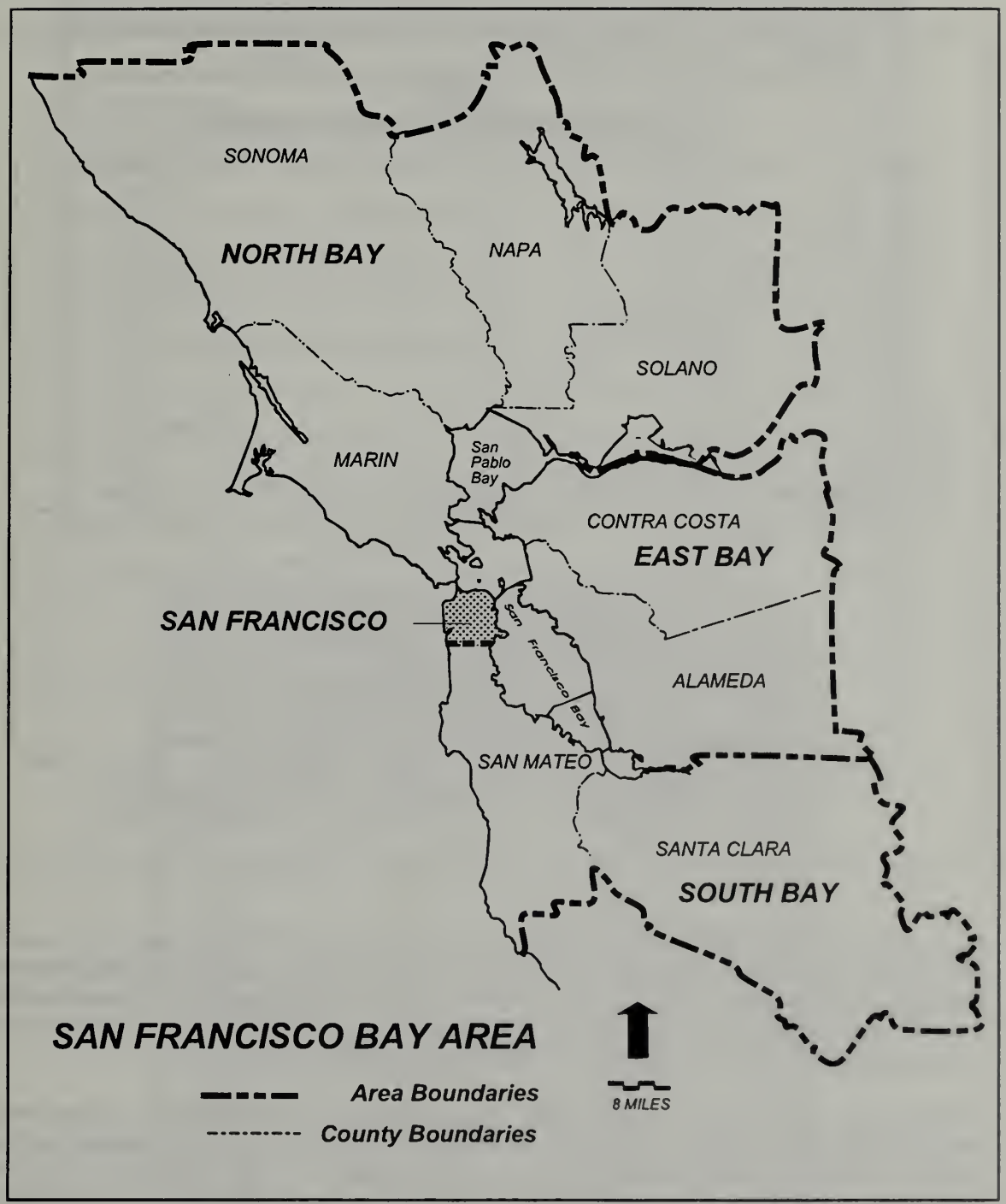
LIST 5B

LIVE-WORK PROJECTS IN THE PIPELINE

Projects Approved or Under Construction (with 4 or more units)

No.	Street Name	Block	Lot	Units	Zoning	District
101	Harrison St	3768	14	46	M-1	South of Market
650	Delancy St	3779	25	66	M-2	South of Market
394	Townsend St	3788	17	36	SSO	South of Market
346	1st St	3749	14	28	RC-4	South of Market
18	Lansing St	3749	11	28	RC-4	South of Market
245	5th St	3733	58	25	C-3-S	South of Market
650	2nd St	3788	4	25	SSO	South of Market
575	Harrison St	3764	69	28	SSO	South of Market
49	Zoe St	3776	90	14	SLI	South of Market
125	Gilbert St	3788	27	14	SLI	South of Market
610	Illinois St	3994	12	15	M-2	South of Market
41	Boardman Pl	3779	91	14	SLI	South of Market
139	Welsh St	3777	13	12	SLI	South of Market
466	Tehama St	3732	115	12	RSD	South of Market
777	Florida St	4081	18	14	M-1	Mission
49	Boardman St	3779	90	10	SLI	South of Market
286	Ritch St	3776	102	9	SLI	South of Market
286	Shipley St	3753	121	9	RSD	South of Market
1489	Folsom St	3522	52	4	SLR	South of Market
11	Brush Pl	3755	17	4	SLR	South of Market
21	Isis St	3522	78	4	SLR	South Central
42	Woodward St	3532	48	4	RM-1	Mission
350	12th St	3522	78	4	SLR	South Central
1227	Folsom St	3756	44	4	SLR	South of Market
	Total Units			431		

BAY AREA NINE COUNTY REGION



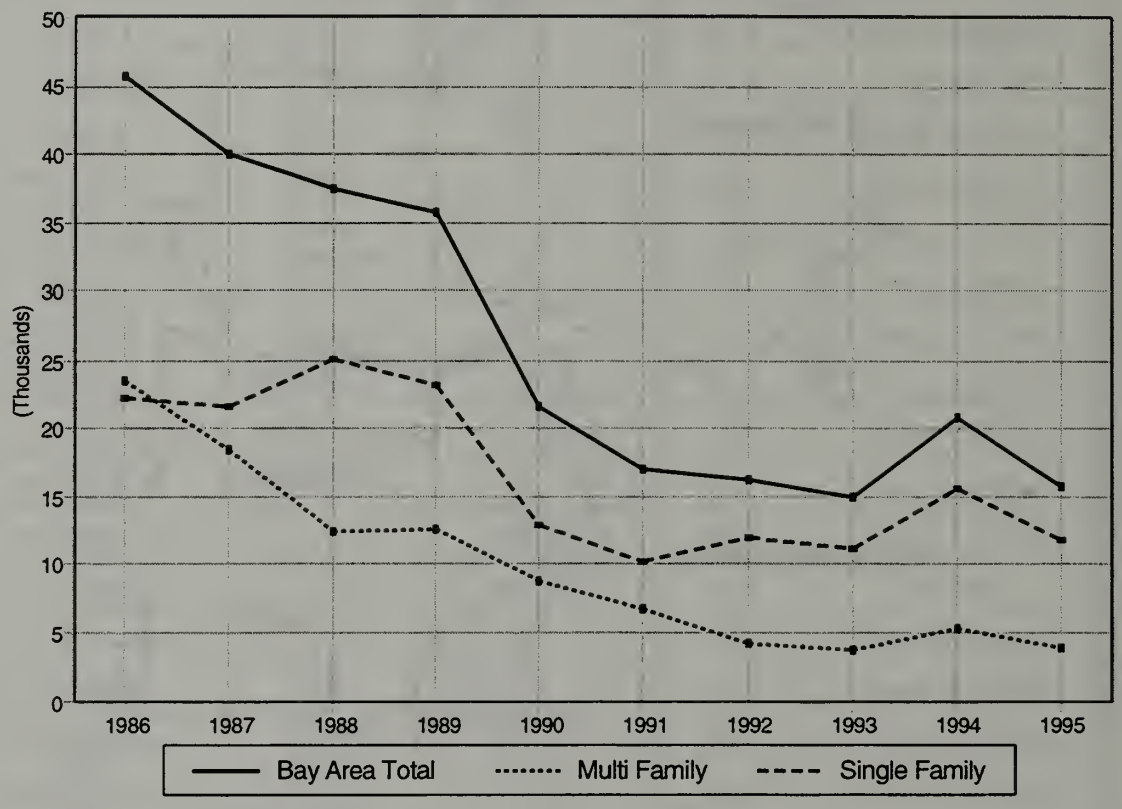
Map 2

REGIONAL PERSPECTIVE

K. BAY AREA NINE COUNTY REGION

Graph 6

10 YEAR BAY AREA HOUSING TRENDS



In a regional context, San Francisco housing construction accounts for only about 5% of overall nine county Bay Area housing production. However, only 50% of those employed in San Francisco are housed in San Francisco. The other 50% of those working in San Francisco are housed outside the city. The demand for new housing units is related to the type of housing constructed in and outside the City, comparative prices, location, and transportation choices.

The great majority of the new housing in San Francisco is in multi-unit buildings whereas outside of the city single family housing account for the majority of the new units. The proportion of single family to multi-unit housing construction is shown in Graph 6. Nine county Bay Area housing production declined from a peak of 45,700 units in 1986 and has leveled off at about 15,000 units per year since 1991.

Bay Area permit data also shows that San Francisco with an older housing stock generally has a higher rate of alteration permit activity compared to other Bay Area counties.

Bay Area residential demolition permits data is contained in Table I.15B. Additional regional data are contained in Part II, Table II.6 and Table II.7.

TABLE I.15A
UNITS AUTHORIZED FOR CONSTRUCTION
Bay Area Counties, 1995

County	Units Authorized	Percent
Contra Costa	3,674	23%
Santa Clara	3,344	21%
Alameda	2,726	17%
Sonoma	2,149	14%
San Mateo	1,278	8%
Solano	1,149	7%
Marin	590	4%
San Francisco	525	3%
Napa	299	2%
Total	15,734	100%

TABLE I.15B
PERMITS for RESIDENTIAL DEMOLITION
Bay Area Counties, 1995

County	Units	Percent
Alameda	86	14%
Contra Costa	152	25%
Marin	9	1%
Napa	22	3%
San Francisco	52	9%
San Mateo	52	9%
Santa Clara	181	30%
Solano	18	3%
Sonoma	36	6%
Total	610	100%

HOUSING INVENTORY REPORT

PART II A

1995 DATA TABLES

TABLE II.1

NET CHANGE in HOUSING UNITS, 1995

Structure Types	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	102	60%	(21)	-5%
Two Units	28	16%	30	7%
Three Units	18	11%	24	6%
Four Units	4	2%	8	2%
5 to 9 Units	6	4%	30	7%
10 to 19 Units	6	4%	99	-5%
20 or more Units	6	4%	231	58%
TOTAL	170	100%	401	100%

Note:
The net change in housing includes units gained from alteration permits. The program counts unit additions as additions of one, two, or three units as the case may be instead of a change in the number of units in an existing building. This skews the amount of activity in one and two unit buildings where a majority of the addition or reduction of units take place. To account for this, the citywide net gain totals are adjusted in Table I.2B, page 10.

TABLE II.2

SAN FRANCISCO HOUSING STOCK
December, 1995

Structure Type	Number of Units	Percent
Single Family	105,397	31.5%
2 to 4 Units	79,533	23.8%
5 to 9 Units	37,142	11.1%
10 to 19 Units	36,677	11.0%
20 or more Units	75,699	22.6%
TOTAL	334,448	100.0%

TABLE II.3

HOUSING UNITS CERTIFIED COMPLETE, 1995

by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	69	52.7%	69	13.0%
Two Units	27	20.6%	54	10.2%
Three Units	15	11.5%	45	8.6%
Four Units	3	2.3%	12	2.3%
5 to 9 Units	5	4.6%	32	6.0%
10 to 19 Units	5	4.6%	89	16.7%
20 or more Units	5	4.6%	231	43.4%
TOTAL	131	100%	532	100%

TABLE II.4

HOUSING UNITS CERTIFIED COMPLETE, 1995

by Bedroom Type

Bedroom Type	Units	Percent
Studio	68	13.8%
One Bedroom	81	16.4%
Two Bedroom	135	27.4%
Three Bedroom	165	33.5%
Four or More	38	7.7%
Unknown	6	1.2%
TOTAL	493	100%

Note: Includes live-work units as studios but not units gained by alteration permits.

TABLE II.5

PRIVATE & PUBLIC SECTOR SHARE OF COMPLETED UNITS, 1995

Source	Type	Units	Percent
Public	Housing Authority	0	0%
Public	Non-Profit	151	28%
Public	Redevelopment	71	13%
Private	Private	310	58%
	Total	532	100%

TABLE II.6

HOUSING UNITS AUTHORIZED FOR CONSTRUCTION

San Francisco and Bay Area Counties by Permits Issued, 1995

County	Single Family	Multi-Family	Total Units	Single Family % of Total
Alameda	2,314	412	2,726	85%
Contra Costa	3,064	610	3,674	83%
Marin	349	241	590	59%
Napa	290	9	299	97%
San Francisco	107	418	525	20%
San Mateo	747	531	1,278	58%
Santa Clara	2,176	1,168	3,344	65%
Solano	1,062	87	1,149	92%
Sonoma	1,797	352	2,149	84%
Total	11,906	3,828	15,734	76%

TABLE II.7

TRENDS in UNITS AUTHORIZED for CONSTRUCTION by BUILDING TYPE

San Francisco and Bay Area Counties, 1995

Year	Bay Area Total	Bay Area Total minus San Francisco	Multi-Family Bay Area Total minus SF	Single Family Bay Area Total minus SF	San Francisco Total	San Francisco Multi-Family	San Francisco Single Family
1986	45,702	43,665	21,538	22,127	2,037	1,898	139
1987	39,969	37,527	16,098	21,429	2,442	2,287	155
1988	37,495	35,564	10,697	24,867	1,931	1,774	157
1989	35,716	34,208	11,221	22,987	1,508	1,361	147
1990	21,601	20,269	7,562	12,707	1,332	1,171	161
1991	17,014	16,027	6,047	9,980	987	792	195
1992	16,219	15,590	3,712	11,878	629	559	70
1993	14,922	13,921	2,877	11,044	1,001	919	82
1994	20,774	19,826	4,451	15,375	948	841	107
1995	15,734	15,209	3,410	11,799	525	418	107
TOTAL	265,146	251,806	87,613	164,193	13,340	12,020	1,320

TABLE II.8

HOUSING UNITS DEMOLISHED, 1995
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	33	85%	-33	60%
Two Units	1	3%	-2	4%
Three Units	3	8%	-9	16%
Four Units	1	3%	0	7%
5 to 9 Units	1	3%	-9	13%
10 to 19 Units	0	0%	0	0%
20 or more Units	0	0%	0	0%
TOTAL	39	100%	(55)	100%

Note: Tables 9, 10, and 11 have been discontinued. These tables tracked changes in residential hotel units prior to the adoption of the Residential Hotel Ordinance.

TABLE II.12

NET CHANGE* of HOUSING UNITS, 1995

Planning Districts in Rank Order

			Structures		Units	
Rank	Planning District	Dist #	Number	Percent	Number	Percent
1	South of Market	9	13	3%	164	41%
2	Northeast	3	11	3%	84	21%
3	Downtown	4	2	1%	48	12%
4	South Central	12	46	31%	48	12%
5	Mission	8	7	5%	30	7%
6	South Bayshore	10	13	9%	18	4%
7	Marina	2	11	3%	17	0%
8	Western Addition	5	11	3%	12	0%
9	Ingleside	13	6	6%	10	2%
10	Bernal Heights	11	1	1%	0	0%
14	Central	7	46	7%	0	0%
12	Inner Sunset	14	1	9%	(2)	0%
13	Richmond	1	20	13%	(3)	0%
14	Outer Sunset	15	3	2%	(5)	0%
15	Buena Vista	6	6	4%	(15)	0%
TOTAL			150	100%	401	100%

Note: Net change include units gained from alteration permits which tends to skew single family housing activity.

TABLE II.13

NET CHANGE* IN HOUSING UNITS, 1995

Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	22	South Bayshore	16	Mission	13	South of Market	38	South of Market	113
2	Ingleside	4	Richmond	14	Downtown	8	Western Addition	18	Northeast	80
3	Downtown	2	Central	13	Northeast	6	Mission	16	Downtown	38
4	South Bayshore	2	South of Market	12	Buena Vista	5	Marina	15	Bernal Heights	0
5	South of Market	1	Ingleside	6	South Central	5	South Central	12	Buena Vista	0
6	Bernal Heights	0	Inner Sunset	5	Bernal Heights	0	Bernal Heights	0	Central	0
7	Inner Sunset	0	Mission	5	Central	0	Buena Vista	0	Ingleside	0
8	Marina	(1)	Marina	3	Ingleside	0	Central	0	Inner Sunset	0
9	Northeast	(2)	Bernal Heights	2	Marina	0	Downtown	0	Marina	0
10	Western Addition	(3)	South Central	2	Outer Sunset	0	Ingleside	0	Mission	0
11	Mission	(4)	Downtown	0	Richmond	0	Inner Sunset	0	Outer Sunset	0
12	Outer Sunset	(5)	Northeast	0	South Bayshore	0	Northeast	0	Richmond	0
13	Buena Vista	(7)	Outer Sunset	0	South of Market	0	Outer Sunset	0	South Bayshore	0
14	Central	(13)	Western Addition	(3)	Western Addition	0	Richmond	0	South Central	0
15	Richmond	(17)	Buena Vista	(13)	Inner Sunset	(7)	South Bayshore	0	Western Addition	0
TOTAL		(21)		62		30		99		231
PERCENT		-5%		15%		7%		25%		58%

Note: The net change includes units gained from alteration permits.

TABLE II.14

HOUSING UNITS CERTIFIED COMPLETE, 1995

Planning Districts in Rank Order

Rank	Planning District	Dist #	New Structures	Percent	New Units	Percent
1	South of Market	9	12	10%	157	30%
2	Northeast	3	4	3%	90	17%
4	South Central	12	41	35%	59	11%
4	Downtown	4	2	2%	46	9%
5	Mission	8	6	5%	39	7%
6	Marina	2	4	3%	25	5%
4	Western Addition	5	4	3%	25	5%
6	South Bayshore	10	12	10%	21	4%
6	Richmond	1	8	7%	20	4%
10	Central	7	8	7%	16	3%
11	Ingleside	13	8	7%	12	2%
12	Buena Vista	6	3	3%	12	2%
13	Inner Sunset	14	4	3%	8	2%
11	Bernal Heights	11	1	1%	2	0%
10	Outer Sunset	15	2	2%	2	0%
TOTAL			116	100%	532	100%

TABLE II.15

HOUSING UNITS CERTIFIED COMPLETE, 1995

Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	43	Richmond	19	Mission	13	South of Market	28	South of Market	113
2	Ingleside	6	South Bayshore	16	Downtown	8	Western Addition	18	Northeast	80
3	South Bayshore	5	Central	14	Northeast	6	Mission	16	Downtown	38
4	Inner Sunset	3	South of Market	14	Buena Vista	5	Marina	15	Bernal Heights	0
5	Marina	3	Mission	10	Bernal Heights	0	South Central	12	Buena Vista	0
6	Central	2	Marina	7	Central	0	Bernal Heights	0	Central	0
7	Outer Sunset	2	Ingleside	6	Ingleside	0	Buena Vista	0	Ingleside	0
8	South of Market	2	Western Addition	6	Inner Sunset	0	Central	0	Inner Sunset	0
9	Northeast	1	Buena Vista	5	Marina	0	Downtown	0	Marina	0
10	Richmond	1	Inner Sunset	5	Outer Sunset	0	Ingleside	0	Mission	0
11	Western Addition	1	South Central	4	Richmond	0	Inner Sunset	0	Outer Sunset	0
12	Bernal Heights	0	Northeast	3	South Bayshore	0	Northeast	0	Richmond	0
13	Buena Vista	0	Bernal Heights	2	South Central	0	Outer Sunset	0	South Bayshore	0
14	Downtown	0	Downtown	0	South of Market	0	Richmond	0	South Central	0
15	Mission	0	Outer Sunset	0	Western Addition	0	South Bayshore	0	Western Addition	0
TOTAL		69		111		32		89		231
PERCENT		13%		21%		6%		17%		43%

TABLE II.16

HOUSING UNITS CERTIFIED COMPLETE, 1995

Districts in Rank Order by Bedroom Type

Rank	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More Bedrooms		Unknown	
	District	Units	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	12	South of Market	30	Northeast	10	South of Market	50	South Central	12	South of Market	32
2	Downtown	11	Mission	16	South of Market	24	Northeast	24	Richmond	8	South Central	16
3	Mission	6	Marina	12	Downtown	10	Downtown	10	South of Market	6	Marina	8
4	Marina	3	Western Addition	12	South Central	9	South Bayshore	15	Ingleside	8	Mission	7
5	Bernal Heights	0	Downtown	6	Buena Vista	8	South Central	12	South Bayshore	3	Richmond	7
6	Buena Vista	0	Northeast	8	Central	7	Central	6	Outer Sunset	2	Ingleside	4
7	Central	0	Richmond	2	Western Addition	6	Mission	5	Inner Sunset	1	Western Addition	4
8	Ingleside	0	Bernal Heights	0	Mission	5	Richmond	5	Marina	8	Central	3
9	Inner Sunset	0	Buena Vista	0	Inner Sunset	8	Inner Sunset	1	Bernal Heights	0	Northeast	3
10	Northeast	0	Central	0	Ingleside	1	Western Addition	3	Buena Vista	0	Inner Sunset	1
11	Outer Sunset	0	Ingleside	0	Bernal Heights	0	Bernal Heights	2	Central	0	South Bayshore	4
12	Richmond	0	Inner Sunset	0	Marina	0	Buena Vista	2	Downtown	0	Bernal Heights	0
13	South Bayshore	0	Outer Sunset	0	Outer Sunset	0	Ingleside	2	Mission	0	Buena Vista	0
14	South Central	0	South Bayshore	0	Richmond	0	Marina	2	Northeast	0	Downtown	0
15	Western Addition	0	South Central	0	South Bayshore	0	Outer Sunset	0	Western Addition	0	Outer Sunset	0
TOTAL		32		81		135		151		38		95
PERCENT		6%		15%		25%		28%		7%		18%

TABLE II.17

HOUSING UNITS DEMOLISHED, 1995

Districts in Rank Order

Rank	Planning District	Dist #	Structures	Percent	Units	Percent
1	Richmond	1	12	35%	(20)	36%
2	Buena Vista	6	4	3%	(10)	18%
3	Inner Sunset	14	4	12%	(10)	18%
4	Central	7	5	15%	(5)	9%
5	South Central	12	5	15%	(5)	9%
8	Mission	8	4	3%	(1)	0%
7	South of Market	9	4	3%	(1)	0%
8	South Bayshore	10	4	0%	(1)	0%
9	Ingleside	13	1	0%	(1)	0%
10	Outer Sunset	15	4	3%	(1)	0%
11	Marina	2	0	0%	0	0%
12	Northeast	3	0	0%	0	0%
14	Downtown	4	0	0%	0	0%
14	Western Addition	5	5	3%	0	0%
10	Bernal Heights	11	0	3%	0	0%
TOTAL			34	100%	(55)	100%

TABLE II.18

HOUSING UNITS DEMOLISHED, 1995

Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	(15)	Buena Vista	(10)	Inner Sunset	(7)	Bernal Heights	0	Bernal Heights	0
2	Central	(5)	Richmond	(5)	Bernal Heights	0	Buena Vista	0	Buena Vista	0
3	South Central	(5)	Bernal Heights	0	Buena Vista	0	Central	0	Central	0
4	Inner Sunset	(3)	Central	0	Central	0	Downtown	0	Downtown	0
5	Ingleside	(1)	Downtown	0	Downtown	0	Ingleside	0	Ingleside	0
6	Mission	(1)	Ingleside	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
7	Outer Sunset	(1)	Inner Sunset	0	Marina	0	Marina	0	Marina	0
8	South Bayshore	(1)	Marina	0	Mission	0	Mission	0	Mission	0
9	South of Market	(1)	Mission	0	Northeast	0	Northeast	0	Northeast	0
10	Bernal Heights	0	Northeast	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
11	Buena Vista	0	Outer Sunset	0	Richmond	0	Richmond	0	Richmond	0
12	Downtown	0	South Bayshore	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
13	Marina	0	South Central	0	South Central	0	South Central	0	South Central	0
14	Northeast	0	South of Market	0	South of Market	0	South of Market	0	South of Market	0
15	Western Addition	0	Western Addition	0	Western Addition	0	Western Addition	0	Western Addition	0
TOTAL		(33)		(15)		(7)		0		0
PERCENT		60%		27%		13%		0%		0%

APPENDIX TABLE A

NET CHANGE* in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	2	80	2	80
102.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
103.00	0	1	0	0	0	0	0	0	1	6	0	0	0	0	1	7
104.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	-3	0	0	0	0	0	0	0	0	0	-3
108.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
109.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
110.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
111.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
112.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

APPENDIX TABLE A

NET CHANGE* in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
124.00	0	0	0	0	0	0	0	0	0	0	0	0	1	38	1	38
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
127.00	0	1	0	0	0	0	0	0	0	0	1	15	0	0	1	16
128.00	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	1	-1	0	0	0	0	1	4	0	0	0	0	0	0	2	3
133.00	1	-2	0	0	0	0	0	0	0	0	0	0	0	0	1	-2
134.00	0	1	0	-4	0	0	0	0	0	0	0	0	0	0	0	-3
135.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	-2	0	0	0	0	0	0	0	0	0	0	0	-2
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	2	-3	0	0	1	3	0	0	0	0	0	0	0	0	3	0
157.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
158.00	0	0	0	-4	1	3	0	0	0	0	0	0	0	0	1	-1
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE A

NET CHANGE* in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
162.98	1	1	0	0	0	0	0	0	0	0	1	18	0	0	2	19
163.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
164.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
165.00	0	-2	0	0	0	-3	0	0	0	0	0	0	0	0	0	-5
166.00	0	-2	0	0	0	0	1	-4	0	0	0	0	0	0	1	-6
167.00	0	-1	0	-2	3	-3	0	0	1	5	0	0	0	0	4	-1
168.98	0	-2	1	2	0	0	0	0	0	0	0	0	0	0	1	0
169.00	0	-2	0	-2	0	0	0	0	0	0	0	0	0	0	0	-4
170.00	0	1	0	-4	0	0	0	0	0	0	0	0	0	0	0	-3
171.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	1	0	0	0	0	0	0	1	8	0	0	0	0	1	9
177.00	0	0	0	2	0	0	0	0	1	6	0	0	0	0	1	8
178.00	1	2	0	0	0	0	1	4	0	0	0	0	2	84	4	90
179.01	0	0	2	4	0	0	0	0	0	0	0	10	0	0	2	14
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	1	1	0	0	0	0	0	0	0	0	2	28	0	0	3	29
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	-4	0	0	0	0	0	0	0	0	0	0	0	-4
203.00	0	0	0	2	2	6	0	0	0	0	0	0	0	0	2	8
204.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
205.00	1	0	0	0	1	3	0	0	0	0	0	0	0	0	2	3

APPENDIX TABLE A

NET CHANGE* in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
206.00	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	0
207.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
210.00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0
211.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
212.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
213.00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
214.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
215.00	0	-4	0	0	0	0	0	0	0	0	0	0	0	0	0	-4
216.00	3	-2	0	0	0	0	0	0	0	0	0	0	0	0	3	-2
217.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
218.00	0	-1	1	2	0	0	0	0	0	0	0	0	0	0	1	1
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	1	-2	3	4	0	0	0	0	0	0	0	0	1	29	5	31
228.00	0	-2	0	0	0	0	1	4	1	7	1	16	0	0	3	25
229.00	1	-3	0	0	0	0	0	0	0	0	0	0	0	0	1	-3
230.00	2	1	2	4	0	0	0	0	0	0	0	0	0	0	4	5
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
232.00	1	-2	0	0	0	0	0	0	0	0	0	0	0	0	1	-2
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	0	1	1	2	0	0	0	0	0	0	0	0	0	0	1	3

APPENDIX TABLE A

NET CHANGE* in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
252.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
256.00	1	-3	0	0	0	0	0	0	0	0	0	0	0	0	1	-3
257.00	12	6	0	0	0	0	0	0	0	0	0	0	0	0	12	6
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	6	5	0	0	0	0	0	0	0	0	0	0	0	0	6	5
260.00	4	-2	2	4	0	0	0	0	0	5	0	0	0	0	6	7
261.00	23	21	0	0	0	0	0	0	0	0	0	0	0	0	23	21
262.00	0	-3	0	0	0	0	0	0	0	0	0	0	0	0	0	-3
263.00	0	-1	0	0	0	0	0	0	0	0	1	12	0	0	1	11
264.00	1	0	0	-2	0	0	0	0	0	0	0	0	0	0	1	-2
301.01	0	1	1	2	0	0	0	0	0	0	0	0	0	0	1	3
301.02	0	0	0	-2	0	0	0	0	0	0	0	0	0	0	0	-2
302.00	1	-3	0	0	1	3	0	0	0	0	0	0	0	0	2	0
303.00	0	1	0	0	0	0	0	0	1	-7	0	0	0	0	1	-6
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
305.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
306.00	3	1	0	2	0	0	0	0	0	0	0	0	0	0	3	3
307.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
308.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2

APPENDIX TABLE A

NET CHANGE* in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
310.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
311.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
312.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
313.00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	2	-1	0	0	0	0	0	0	0	0	0	0	0	0	2	-1
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
331.00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
354.00	0	-3	0	0	0	0	0	0	0	0	0	0	0	0	0	-3
401.00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
402.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
426.00	2	0	2	0	0	0	0	0	0	0	0	0	0	0	4	0
427.00	2	-1	0	0	2	0	0	0	0	0	0	0	0	0	4	-1
428.00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
451.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
452.00	1	-2	1	2	0	0	0	0	0	0	0	0	0	0	2	0

APPENDIX TABLE A

NET CHANGE* in RESIDENTIAL UNITS and STRUCTURES by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
476.00	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
477.00	2	-2	1	2	0	0	0	0	0	0	0	0	0	0	3	0
478.00	3	-4	2	4	0	0	0	0	0	0	0	0	0	0	5	0
479.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
610.00	2	2	6	12	0	0	0	0	0	0	0	0	0	0	8	14
TOTAL	102	-21	28	30	18	24	4	8	6	30	6	99	6	231	170	401

*Net change includes units and structures by alteration permits

APPENDIX TABLE B

HOUSING UNITS AND STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	2	80	2	80
102.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
103.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
104.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS AND STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	1	38	1	38
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	1	15	0	0	1	15
128.00	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	5
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
157.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
158.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS AND STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	1	1	0	0	0	0	0	0	0	0	1	18	0	0	2	19
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
168.98	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
177.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
178.00	1	1	0	0	0	0	1	4	0	0	0	0	2	84	4	89
179.01	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	1	1	0	0	0	0	0	0	0	0	2	28	0	0	3	29
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS AND STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
203.00	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
204.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
206.00	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
207.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	3	6	0	0	0	0	0	0	0	0	1	29	4	35
228.00	0	0	0	0	0	0	1	4	1	7	1	16	0	0	3	27
229.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230.00	2	2	2	4	0	0	0	0	0	0	0	0	0	0	4	6
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS AND STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
232.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
252.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
256.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
257.00	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
260.00	2	2	2	4	0	0	0	0	0	0	0	0	0	0	4	6
261.00	23	23	0	0	0	0	0	0	0	0	0	0	0	0	23	23
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
264.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
301.01	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
303.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS AND STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
305.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
306.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
307.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
308.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
310.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
311.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
312.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
313.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
331.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE B

HOUSING UNITS AND STRUCTURES CERTIFIED COMPLETE by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
402.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
426.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
427.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
428.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
478.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
479.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
610.00	2	2	6	12	0	0	0	0	0	0	0	0	0	0	8	14
TOTAL	69	69	27	54	15	45	3	12	5	32	6	89	6	231	131	532

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	1	-4	0	0	0	0	0	0	1	-4
167.00	0	0	0	0	2	-6	0	0	0	0	0	0	0	0	2	-6
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
203.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
204.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
206.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
207.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
217.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
218.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
228.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
230.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
232.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
252.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
257.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
261.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
264.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
303.00	0	0	0	0	0	0	0	0	1	-7	0	0	0	0	1	-7
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
305.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
306.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
307.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
310.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

HOUSING UNITS and STRUCTURES DEMOLISHED by CENSUS TRACT

San Francisco, 1995

Str. Type	Single Family		2 Units		3 Units		4 Units		5 to 9 Units		10 to 19 Units		20 or More		Tract Total	
Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
402.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
426.00	2	-2	1	-2	0	0	0	0	0	0	0	0	0	0	3	-4
427.00	2	-2	0	0	1	-3	0	0	0	0	0	0	0	0	3	-5
428.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
478.00	3	-3	0	0	0	0	0	0	0	0	0	0	0	0	3	-3
479.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	33	-33	1	-2	3	-9	1	-4	1	-7	0	0	0	0	39	-55

ACKNOWLEDGEMENTS

CITY PLANNING COMMISSION

Susan E. Lowenberg, President
Hector Chinchilla, Vice President
Esther Marks
Lawrence B. Martin
Beverly Mills
William Lee, Chief Administrative Officer, Ex-Officio Member
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1996 HOUSING INVENTORY

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INTRODUCTION

The Housing Information Series, Changes in the Housing Inventory (Housing Inventory) has monitored changes in San Francisco's housing stock since 1967. This is the 30th report in the series. The Housing Inventory is a statistical report that provides data in a consistent format for analysis of housing trends and projections, including housing construction, demolition, and alterations. The report details housing production which begins with a project being reviewed by the Planning Department. If the Planning Department approves the project, the Department of Building Inspection (DBI) then reviews it and if approved, issues a permit authorizing construction. Next, the project begins construction, and when finished, a certificate of completion is issued by the Department of Building Inspection. Summary totals of completed units are reported citywide and by zoning classification, planning district, and census tract. Live-work projects, condominiums, and changes in the residential hotel stock are other areas of interest covered; another section is devoted to affordable housing production and guidelines. In addition, a regional perspective is provided by listing nine-county housing construction activity. Part I of the Housing Inventory reports these principal findings. Part II contains lists of major projects completed and in the pipeline and details data for units completed or demolished.

The Housing Inventory, by monitoring changes in San Francisco's housing stock, provides a basis for evaluating Residence Element housing production goals and policies. Housing policy implications stemming from this report are considered elsewhere.

Data for the Housing Inventory are obtained from the Department of Building Inspection Other data sources are the Department of Public Works' Condominium Subdivision Office and DBI's Housing Inspection Services Division. Data for new construction dwelling units and Commission projects are obtained from Planning Department records. Information on affordable projects is provided by the San Francisco Redevelopment Agency and the Mayor's Office of Housing. The Construction Industry Research Board provides Bay Area nine-county data. The City Assessor's Office, California State Census Data Center, and project sponsors also provide data.

Copies of this and earlier reports can be obtained from the San Francisco Planning Department, Fifth floor, 1660 Mission Street, San Francisco, CA 94103-2414.

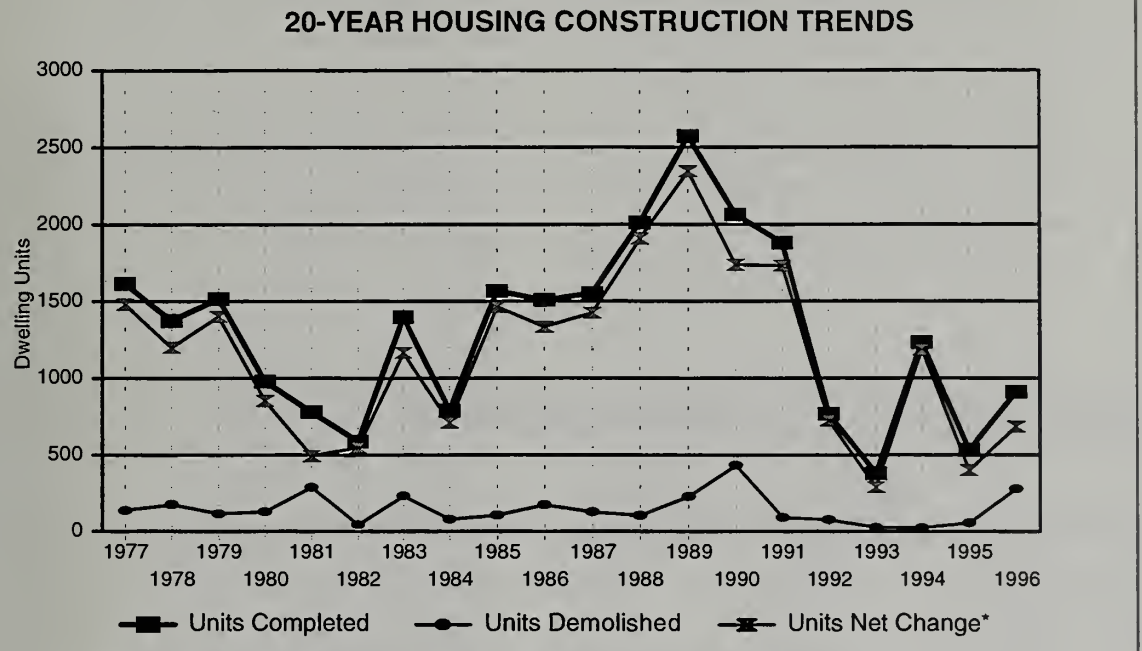
Staff contact: Charlotte Barham, phone (415) 558-6252, FAX (415) 558-6426.

PART I

CITYWIDE FINDINGS
NEIGHBORHOOD FINDINGS
REGIONAL PERSPECTIVE

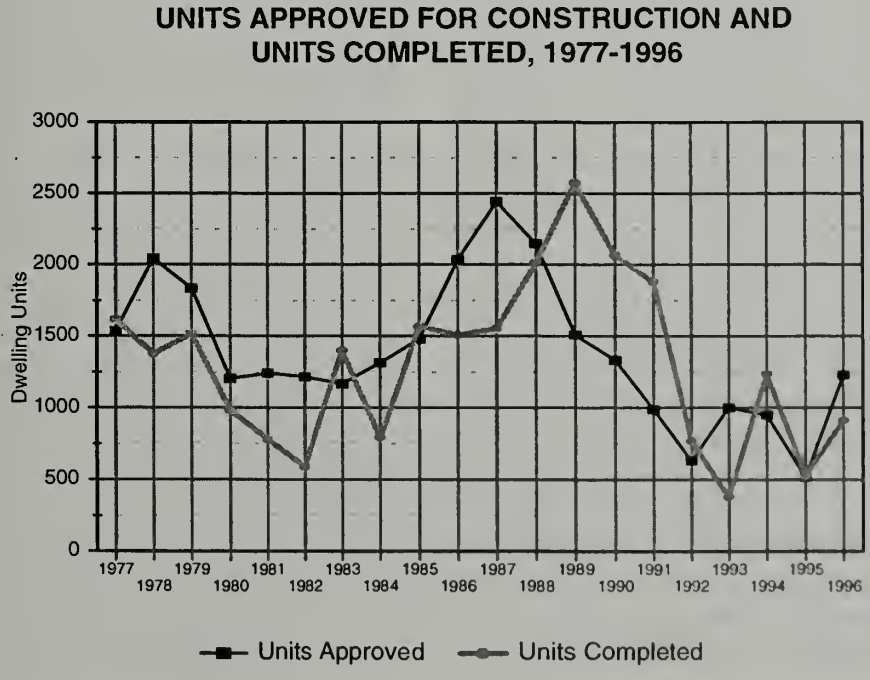
HOUSING CONSTRUCTION TRENDS

Graph 1



*Before 1990, net change did not include units gained or lost through alterations.

Graph 2



HOUSING PRODUCTION TRENDS

Twenty-year trend lines for housing construction are shown in Graph 1 on page 5 for units completed, units demolished, and net change. The number of units completed and units approved over a ten year period through 1996 are shown in Graph 2 on page 5. In 1996, all indicators show a substantial increase in activity over 1995: 909 new units were constructed (a 71% increase); 278 units were demolished (an increase of 405%, mostly due to demolition of public housing units), and 1,228 units were approved for construction (a 134% gain). The net gain for 1996 was 683 units after subtracting units demolished and adding units gained from alteration permits; this number is 70% higher than in 1995.

Table I.1

SAN FRANCISCO HOUSING TRENDS

Year	Units Approved/ Bld. Permits	Units Completed New Const.	Units Demolished	Net Gain or Loss by Alterations	*Net Change
1977	1,536	1,616	136	0	1,480
1978	2,045	1,375	174	0	1,201
1979	1,833	1,516	104	0	1,402
1980	1,202	980	128	0	852
1981	1,242	767	288	0	492
1982	1,215	589	42	0	547
1983	1,167	1,400	233	0	1,167
1984	1,313	790	79	0	711
1985	1,479	1,568	105	30	1,463
1986	2,037	1,568	173	0	1,334
1987	2,442	1,553	127	0	1,426
1988	2,148	2,011	104	0	1,907
1989	1,508	2,573	228	0	2,345
1990	1,332	2,065	433	105	1,737
1991	987	1,882	90	(60)	1,732
1992	629	767	76	34	725
1993	1,001	379	26	(65)	288
1994	948	1,234	25	(23)	1,186
1995	525	532	90	(76)	401
1996	**1,228**	**909**	**278**	**52**	**683**
Total	27,817	26,026	2,914	(33)	23,079

*The net change is units legally completed minus units demolished. Beginning in 1990, the net change includes units gained or lost by alteration permits. Illegal conversions or residential hotel unit conversions are not included.

Housing production moves through the following process: a project is reviewed and, if in order, is approved and can then be authorized for construction. Once construction is finished, the project obtains a certificate of final completion.

Units Under Planning Department Review and Approved:
For most major projects, Planning review is the first step in the permit process. The amount and type of projects under Planning review are indicators of current interest and future housing production (over approximately the next one to three years). Usually only major projects require special Planning permits such as Conditional Use or Environmental Review. If approved, the project can move on to the next step in the production process.

Units Authorized for Construction:
The Department of Building Inspection (DBI) reviews and if approved issues building permits to projects which become "Authorized for Construction." Projects with building permits generally start construction within 90 days from the date the permit is issued. Start of construction may be delayed for up to a year; if the permit is not picked up or acted on, the permit may expire or be canceled. The number of units Authorized for Construction is a key indicator of future housing construction.

Units Under Construction:
This indicator reports major projects under construction. It reflects current construction activity and signals projects to be completed.

Units Certified Complete:
Certificates of Final Completion (CFC) are issued by DBI building inspectors on projects determined to be completed. Units certified complete are the total number of units within projects certified complete. Units certified complete is an indicator of changes to the City's housing supply resulting from units gained or lost from new construction, alterations, and demolition.

Housing production is measured in terms of units rather than projects because the number of units in a project varies. Not all projects reviewed or approved are built. A project application may be withdrawn, disapproved, revised, or it may expire if for example a project is not financed; housing production is also affected by changes in market conditions and the economy. However, once building construction starts, a project is usually completed in one to two years, depending on project size.

The next sections describe the four key housing indicators, starting with Projects Completed in 1996, followed by projects in the pipeline (this reporting period picks up where the last Housing Inventory left off--4/97--and continues to 11/97).

PROJECTS COMPLETED

Units Certified Complete

In 1996, the number of units completed increased 71% to 909 units from 532 units in 1995. New construction of affordable units comprised 38% of the 909 units, or 344 units. Over 50% of these units were in buildings with more than 10 units, while single-family residences comprised 9% of new construction. Housing production had been relatively low since 1992 except for an increase in 1994 which was largely due to the completion that year of many affordable housing projects. The five-year period between 1992 to 1996 averaged 764 units per year compared to 2,017 units per year for the previous five-year period of 1987 to 1991. The most units built in one year in the last twenty years was in 1989 (2,573 units completed) and the least units were built in 1993 (379

units). A total of 7,768 units have been constructed since 1990.

Major projects completed in 1996 include 35 units at 350 and 390 Arkansas Street and 33 units at 81 Lansing Street. Major affordable projects completed in 1996 include 120 units at Fillmore Marketplace (1440 Eddy Street) and 46 units at Market Heights (Putnam and Tompkins Streets). Several live-work projects were completed, including 16 units each at 125 Gilbert Street and 76 Brady Street.

PROJECTS IN THE PIPELINE

Projects in the pipeline are at one of three stages in the production process: projects approved by planning, with a building permit issued, or under construction.

Projects Approved by Planning and Under Review

In 1996, the number of units approved by the Planning Department in projects with 9 or more units was about 510 in 15 projects. This figure is a substantial decrease from the 1,200 units in 32 projects approved in 1995 and the approximately 1,500 units approved in both 1993 and 1994. The decrease can be attributed to the lack of big projects coming up for approval. For example, in 1995 there were 3 projects of over 100 units each of affordable housing that were approved; in 1996, only one project had over 100 units. Major projects approved by the Planning Department in 1996 are noted in List 3B on page 67. They are separately categorized as affordable projects, other mixed use market rate projects, and live-work projects.

The number of units in projects under Planning review (List 3A, page 64), however, substantially increased since it was measured in April 1996. As of November 1, 1997, about 2,110 units in 44 projects were under review; in April 1996, that number was 627 units in 11 projects. This increase in activity may be attributable to the region's improved economy; the demand for housing in San Francisco is currently much greater than the supply, as indicated by vacancy rates of less than 1%.

The projects listed on pages 64 to 66 are major projects which require special Planning review such as conditional use, environmental review, or variance. The list does not include projects requiring only a building permit or major projects which have not filed for formal Planning review.

Projects Authorized for Construction (with Building Permits Issued)

In 1996, the number of units authorized for construction (i.e., with building permits issued) was 1,228, a 138% increase over 1995. This number of units is also the highest since 1990, another indicator that the robust economy is fueling housing production once again (although not yet at the same level as in the late 1980s--in 1987, over 2,400 units were authorized for construction by DBI).

The number of units authorized for construction since 1990 is summarized in Table I.2 below. Major projects authorized for construction in 1996 are described in List 2A beginning on page 59.

Units Under Construction

Table I.2

UNITS AUTHORIZED FOR CONSTRUCTION BY DBI						
	Number of Units					
Year	Single	2	3-4	5+	Total	Total Projects
1996	**166**	**168**	**77**	**813**	**1,228**	**315**
1995	106	64	121	224	515	194
1994	107	92	38	711	948	201
1993	85	76	67	773	1,001	166
1992	70	74	52	433	629	141
1994	195	118	119	555	987	308
1990	161	88	158	925	1,332	283

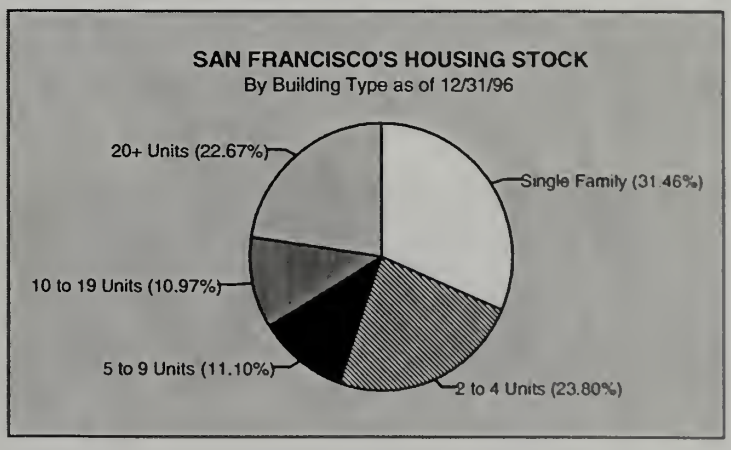
Of the units authorized for construction in 1996, major market-rate projects that also started construction in 1996 included 33 units at 1444 Green Street, 23 live-work units at 245 5th Street, and 16 live-work units at 49 Zoe Street. In 1997, large market-rate projects authorized in 1996 that began construction included 169 units at 1550 Sutter Street and 33 units at 575 Harrison Street.

A number of affordable housing projects authorized for construction in 1996 began construction in 1996 and 1997: 85 units in the Hayes Valley Apartments project, 78 units at 670 and 672 Valencia Street, 30 units at 1010 South Van Ness, 30 units at 479 Natoma Street, and 24 units at 980 Howard Street.

Table I.3

SAN FRANCISCO HOUSING STOCK BY BUILDING TYPE as of December 31, 1996						
	Single Family	2-4 Units	5-9 Units	10-19 Units	20+ Units	Total Units
1990 Base Census	105,263	78,889	36,981	36,211	71,127	328,471
Net Gain 1990 to 1996	168	877	203	551	4,861	6,660
Total Units	**105,431**	**79,766**	**37,184**	**36,762**	**75,988**	**335,131**

Graph 3



SAN FRANCISCO'S HOUSING SUPPLY

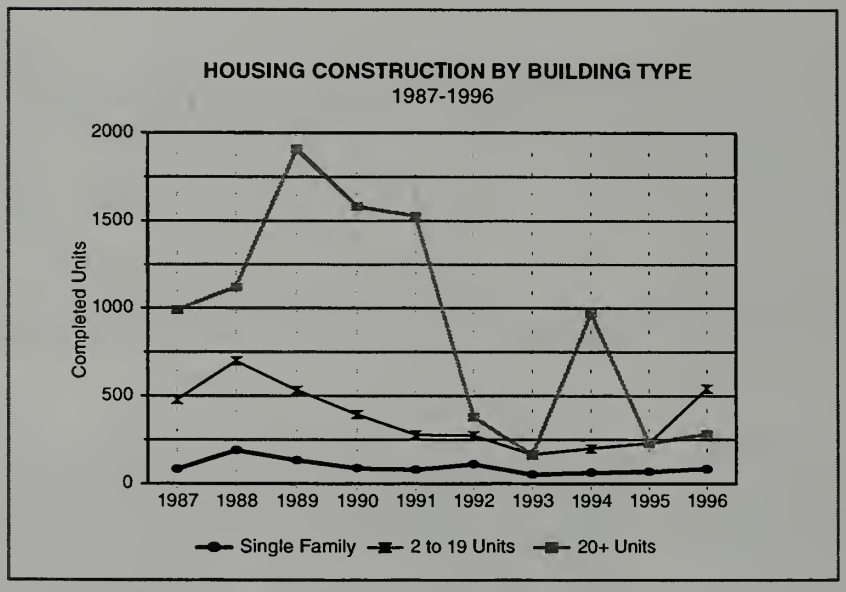
The City's housing supply changes as a result of new construction, alterations, and demolitions. The annual net gain is the sum of units completed from new construction and alterations minus units lost from demolition and alterations. The housing stock had a net gain of 683 units in 1996, an increase of 282 units over 1995. The City's net gain since 1990 is 6,660 units, 73% of which are in buildings with 20 or more units. Net gain by planning district is reported in Table I.24, beginning on page 32.

HOUSING CHARACTERISTICS

Types of Buildings

San Francisco's current housing stock is approximately equally divided into one-third single family homes, one-third moderate density buildings (two- to nine-units), and one-third higher density structures (ten or more units). The housing stock distribution is slowly moving toward a larger percentage of higher density buildings. Between 1987 and 1996 (see Table 1.4), 15% of new construction was of units in single family and 2 unit buildings, compared to 66% of new units being in buildings with 20 or more units. In 1996, however, the distribution was more even, with 31% of new units constructed in buildings with 20 or more units, and 25% of new units in buildings of 1 or 2 units.

Graph 4



Graph 4 also shows that much of the housing construction volume during the last ten years was in buildings of 20 or more units. Since 1991, overall housing production declined along with the decline in the number of large market rate projects completed. The increase in 1994 can be attributed to the completion of a number of large affordable housing

Table I.4

UNITS COMPLETED BY BUILDING TYPE

Year	Single Family	2 Units	3 to 9 Units	10 to 19 Units	20 or More Units	TOTAL UNITS
1987	83	200	215	64	991	1,553
1988	191	262	361	76	1,121	2,011
1989	133	122	252	158	1,908	2,573
1990	79	48	190	156	1,582	2,065
1991	79	62	129	87	1,525	1,882
1992	111	100	96	79	381	767
1993	51	74	96	36	162	379
1994	63	62	121	16	972	1,234
1995	69	54	89	89	231	532
1996	84	142	159	241	283	909
Total	953	1,126	1,668	1,002	9,156	13,905
Percent	7%	8%	12%	7%	66%	100%

projects. Construction of units in large multi-unit projects peaked between 1988 and 1991 when large mixed-use residential developments were completed in San Francisco Redevelopment areas and in mixed-use commercial districts. In 1996, each of the building types showed an increase in unit construction from 1995; units in buildings with 10 to 19 units had the greatest percentage increase (a 171% gain).

Unit Size

Unit size data provide an indicator of households served by new housing construction (e.g. small units for single persons, two bedroom units for couples or small families, or three or four bedroom units for larger family households).

Many dwelling units in San Francisco are small. The 1990 Census shows that 44% of units are studios or one bedrooms; 31% are two bedroom units; and only 25% are three or more bedroom units (Table I.6). In 1996, however, a greater percentage of multi-bedroom units were built: 38% of units had three or more bedrooms while 27% were studios or one bedrooms. Several completed affordable projects contributed to this increase. For example, 52% or 62 units of the Fillmore Marketplace project were three bedroom units. In addition, three projects for first-time home buyers were completed totaling 93 units, the majority of which had more than two bedrooms.

Graph 5

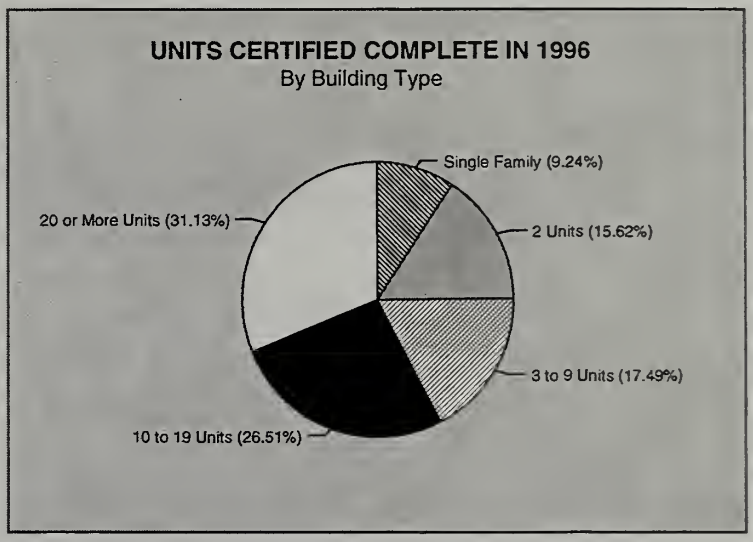


Table I.5

1996: NEW CONSTRUCTION BY NUMBER OF BEDROOMS		
Size of Unit	Units	Percent
Studio	107	12%
One Bedroom	132	15%
Two Bedroom	251	28%
Three Bedroom	306	34%
Four or More	40	4%
Unknown	73	8%
TOTAL	909	100%

* Includes live-work units as studios but not units added or lost by alteration.

Table I.6

1990 BASE: HOUSING STOCK BY NUMBER OF BEDROOMS		
Size of Unit	Total Units	Percent
Studios	49,178	15%
One bedroom	94,522	29%
Two bedrooms	102,964	31%
Three bedrooms	59,387	18%
Four bedrooms or more	22,420	7%
TOTAL	328,471	100%

Source: 1990 Census

NEW HOUSING CONSTRUCTION BY ZONING CLASSIFICATION

Table I.7

1996: NEW CONSTRUCTION BY ZONING CLASSIFICATION

Zoning	Description	Bldgs	Units	% of Units
C-M	HEAVY COMMERCIAL	2	28	3%
M-1	LIGHT INDUSTRIAL	6	108	12%
M-2	HEAVY INDUSTRIAL	1	15	2%
NC-2	NEIGHBORHOOD COMMERCIAL, SMALL SCALE	10	24	3%
NC-3	NEIGHBORHOOD COMMERCIAL, MODERATE SCALE	17	83	9%
NC-S	NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER	24	134	15%
RED	SOUTH OF MARKET RESIDENTIAL ENCLAVE	3	37	4%
RH-1	RESIDENTIAL- HOUSE, ONE FAMILY	48	57	6%
RH-1(D)	RESIDENTIAL- HOUSE, ONE FAMILY-DETACHED	2	2	0%
RH-2	RESIDENTIAL- HOUSE, TWO FAMILY	59	103	11%
RH-3	RESIDENTIAL- HOUSE, THREE FAMILY	10	49	5%
RM-1	RESIDENTIAL- MIXED, LOW DENSITY	19	61	1%
RM-2	RESIDENTIAL- MIXED, MODERATE DENSITY	2	5	1%
RM-3	RESIDENTIAL- MIXED, MEDIUM DENSITY	4	116	13%
RM-4	RESIDENTIAL- MIXED, HIGH DENSITY	1	6	1%
RSD	SOMA RESIDENTIAL- SERVICE	1	24	3%
SLI	SOMA SERVICE- LIGHT INDUSTRIAL	3	39	4%
SLR	SOMA SERVICE- LIGHT INDUSTRIAL-RESIDENTIAL	5	18	2%
	TOTAL	222	909	100%

DEMOLITION AND ALTERATION OF HOUSING UNITS

Residential Demolitions

Residential demolition increased dramatically from 55 units in 1995 to 278 units in 1996. Public housing units account for many of these demolished units. Citywide trends in residential demolition activity are reported in Graph 1 and Table I.1 on pages 5 and 6 respectively. Demolition by building type is summarized in Table II.8, Part II.

Table I.8 below details residential demolition by building type since 1992. Table I.9 reports demolition by zoning classification for 1996.

Table I.8

UNITS DEMOLISHED BY BUILDING TYPE, 1992-1996

Year	Number of Buildings	Number of Units				
		Single	2	3 - 4	5+	Total
1996	**54**	**31**	**10**	**4**	**233**	**278**
1995	39	33	2	13	7	55
1994	17	14	4	0	7	25
1993	21	17	6	3	0	26
1992	47	35	20	3	18	76

Table I.9

1996: RESIDENTIAL UNITS DEMOLISHED by ZONING DISTRICT

Zoning	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
RH-1	17	-16	0	-16	6%
RH-1(D)	1	-1	0	-1	0%
RH-2	12	-8	-4	-12	4%
RH-3	2	0	-6	-6	2%
RM-1	8	-5	-16	-21	8%
RM-2	8	0	-51	-51	18%
RM-3	10	0	-170	-170	61%
UNION	1	-1	0	-1	0%
TOTAL	54	-31	-247	-278	100%

Alterations and Conversions

The vast majority of building permits issued are for residential alterations. Most alteration permits are for improvements within existing buildings or dwelling units. Some alterations expand the building envelope without increasing the number of units in the building. This report examines alterations which result in the addition or elimination of dwelling units from the housing stock.

Dwelling units are lost by merging small units into larger units, by conversions to commercial use, and by City code abatement. In 1996, 95 units were eliminated by alteration permits. Of these, 60 units were eliminated by City Code enforcement and 35 units were eliminated by merger alterations.

Dwelling units are gained by horizontal and vertical additions, conversions to residential use, and legalization of illegal units. In 1996, 147 units were gained by alteration permits, the most units added in the five year period between 1992 and 1996. Most of these units were one-unit additions to existing buildings.

The 1996 net change from alteration permits is a gain of 52 units (147 units added and 95 units lost through alterations). This is the second greatest gain since 1990, when units gained or lost began to be tracked.

Table I.10

UNITS ADDED OR ELIMINATED THROUGH ALTERATION PERMITS, 1992-1996

Year	Units Added	Units Eliminated	Net Change
1992	134	100	34
1993	30	95	-65
1994	33	56	-23
1995	62	138	-76
1996	**147**	**95**	**52**
Total	406	484	-78

Table I.11

UNITS LOST THROUGH ALTERATION AND DEMOLITION, 1992-1996

Year	Alterations			Demolition	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Units Converted	Units Demolished	
1996	**60**	**35**	**0**	**278**	**373**
1995	82	51	6	55	197
1994	37	19	0	25	81
1993	45	37	13	26	121
1992	54	42	4	76	176
Total	281	184	23	460	948

LIVE-WORK PROJECTS

This section provides a brief summary of live-work building construction in response to the Planning Commission's and general public's interest in this information.

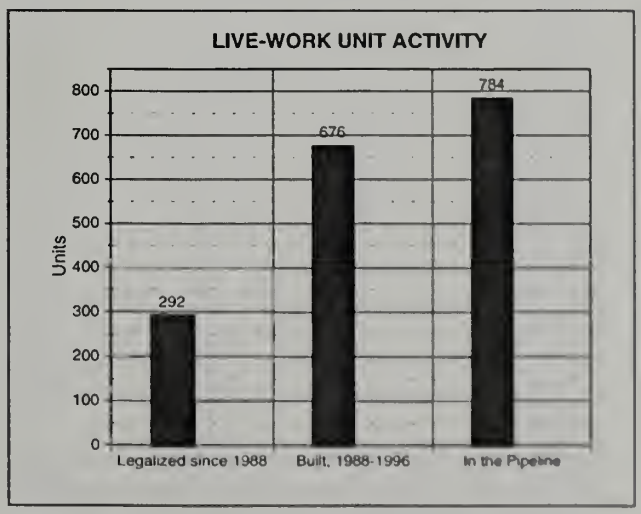
Live-work units combine an open area for working with an area for cooking and living and a loft space for sleeping. Because live-work units serve a residential function, the Housing Inventory includes live-work units in the overall housing unit totals even though under the Planning Code live-work units are a commercial use. Live-work units are also included in housing counts done by the U.S. Census and California State Department of Finance.

Approximately 676 live-work units have been constructed since 1989. An additional 292 existing units have been legalized. In 1996, 104 live-work units were constructed, including alterations, accounting for 15% of the construction net gain. Most of these units are market-rate. The number of new live-work units is almost identical to 1995, when 103 units were built. Live-work construction is expected to continue with 784 live-work units currently in the pipeline.

Most of the initial live-work projects were conversions from industrial/ commercial buildings but in recent years construction of new live-work units has surged. Project size can vary from single accessory live-work units to small (two- to four-unit) or moderate (ten- to sixteen-unit) density buildings to large projects with 50 or more units. Most of the completed live-work projects are wood-frame construction in South of Market in-fill sites (63%, see Table I.12).

Prior to the adoption of the City's Live-Work Ordinance in 1988, most live-work spaces were created without permits in vacant commercial or industrial buildings. The Live-Work Ordinance was adopted to encourage the preservation and legalization of existing live-work units and to facilitate the construction of new live-work units.

The live-work Planning Code amendments adopted in 1989 made a distinction between occupancy of live-work units by artists and non-artists. The live-work amendments permitted live-work units for artists and non-artists as a principal use in most South of Market mixed-use districts. In commercial and industrial districts, new live-work buildings with 10 or more units are permitted as a principal use for artists and permitted as conditional uses for non-artist occupancy. In residential districts, live-work units for artists are permitted by conditional use in existing non-conforming structures only. In residential commercial districts, live-work units are permitted as a principal use for artist



Graph 6

live-work units and as conditional uses for non-artist live-work units. Parking and open space requirements for live-work units are generally lower than for dwelling units except in residential districts where these requirements remain the same as for dwelling units. Live-work densities are determined generally by floor-to-area ratio (FAR) requirements and not by dwelling unit density limitations. For complete information on live-work zoning requirements, please refer to the Citywide Live/Work Zoning Controls Summary, September 1991, San Francisco Planning Department.

The Department of Building Inspection also adopted special requirements for live-work buildings to meet housing, safety, and other requirements such as a minimum 14 foot floor-to-ceiling height and no gas cooking appliances. Building permits had to be obtained to legalize live-work units created prior to the adoption of the live-work regulations in 1988.

The data base for live-work projects was developed from building permit application records for projects coded as live-work by the Department of Building Inspection. The data account for all live-work units with building permits.

Completed live-work projects with four or more units (1988-1996) are in List 5A on page 74; projects in the pipeline (approved by Planning, under construction or with permits issued) are in List 5B, page 77.

The tables to the left summarize the live-work data.

Sixty-three percent (613) of live-work units completed are located in the South of Market mixed-use district (see map on page 29). The Mission district follows with 30% or 289 live-work units.

Of the proposed live-work units, 88% percent are to be located in the South of Market district.

Most completed live-work units are located in the South of Market industrial M-1 and SLI and SSO districts. Projects in the pipeline are concentrated in the SLI, M-1, and SLR districts.

Table I.12

LIVE-WORK UNITS by Planning District

Districts	Completed* 1988-1996	In the Pipeline**
Richmond	3	0
Northeast	3	0
Downtown	34	19
Mission	289	58
South of Market	613	687
South Bayshore	10	0
Bernal Heights	2	0
South Central	5	20
Inner Sunset	9	0
Total	**968**	**784**

Table I.13

LIVE-WORK UNITS by Zoning

Zoning	Completed * 1988-1996	In the Pipeline**
C-2	2	0
C-3-G	8	0
C-3-O	0	33
C-3-S	0	25
CM	1	5
M-1	264	152
M-2	145	68
NC-2	8	0
NC-3	57	0
RC-4	30	0
RED	0	9
RH-1	8	0
RH-2	8	0
RSD	6	44
SLI	176	219
SLR	94	136
SPD	1	0
SSO	176	93
Total	**968**	**784**

* Includes legalized and new units constructed.
** Includes units approved by the Planning Department, with permits issued, or under construction as of December 1997; note that some of these units may have been completed in 1997 but will be reported as completed in the Housing Inventory for 1997.

CONDOMINIUMS

New Construction

The 1990 Census indicates that 65% of households in San Francisco are renters and 35% are owners; nationwide, those percentages are reversed. Since 1980, the number of owner-occupied units has increased slightly from 33%, mainly because of the increase in the number of large multi-unit condominiums and owner-occupied flats during that decade.

Table I.14 reports new condominium recordations by the Department of Public Work's Condominium Subdivision Office. Annual totals in condominium recordation do not directly correlate with annual units completed because recordation in any given year may be for projects not yet completed or for projects completed in a previous year. The data indicate that condominium construction is like all real estate subject to market forces and varies from year to year. New condominium activity peaked in 1991 and 1992 and has decreased since then. In 1996, there were 608 new condominium recordations (an 18% increase over 1995), with 50% of those in buildings with 20 or more units.

Major new rental and condominium projects completed within the last seven years are in List 1A on page 51. Large multi-unit developments generally file for condominium subdivision even though the units may initially be offered for rent.

Table I.14

CONDOMINIUMS RECORDED by DPW 1987-1996

Year	Units
1996	**608**
1995	515
1994	363
1993	487
1992	1,400
1991	1,251
1990	768
1989	704
1988	795
1987	714
Total	**7,605**

Table I.15

CONDOMINIUMS RECORDED by TYPE 1996

Building Type	Units
2 units	56
3-4 units	98
5-9 units	41
10-19 units	104
20+ units	309
Total	**608**

Condominium Conversions

The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office. Since 1983 the Condominium Conversion Ordinance has limited conversions of units from rental to condominium to 200 units per year and to buildings with six or less units. More than 200 units may be recorded in a given year because units approved in a previous year may be recorded in a subsequent year.

The number of units approved under the Ordinance is shown in Table I.16.

Table I.16

CONDOMINIUM CONVERSIONS RECORDED by DPW 1987-1996

Year	Units
1996	**329**
1995	280
1994	305
1993	270
1992	229
1991	196
1990	129
1989	117
1988	102
1987	160
Total	**2,117**

Table I.17

CONDOMINIUM CONVERSIONS RECORDED by BUILDING TYPE 1996

Building Type	Units
2 units	154
3 units	51
4 units	64
5-6 units	60
Total	**329**

RESIDENTIAL HOTELS

This section monitors the stock of residential hotels subject to the Residential Hotel Conversion Ordinance (RHC). The RHC is administered by the Department of Building Inspection, Housing Inspection Services Division. This ordinance preserves the stock of residential hotels and regulates the conversion of residential hotel units to commercial use

The table below reports the number of residential hotel buildings operated by for-profit and non-profit sponsors. The number of residential hotels units may change due to conversions, demolitions, reclassification or data corrections. In 1996, the total number of residential hotel units was 19,767, a less than 1% decrease from 1995. Between 1992 and 1995, the number of rooms held steady at about 19,895. Between 1995 and 1996, 338 residential rooms were lost in for-profit residential hotels; however, 209 rooms were added in non-profit residential hotels for a net loss of 129 rooms. This shift may be explained by a combination of some rooms becoming non-profit or converting to tourist use.

Table I.18

CHANGES IN THE STOCK OF RESIDENTIAL HOTELS 1990-1996

	FOR PROFIT RESIDENTIAL HOTELS			NON-PROFIT RESIDENTIAL HOTELS		TOTAL RESIDENTIAL HOTEL ROOMS	
Year	No. of Buildings	Resident. Rooms	Tourist Rooms	No. of Buildings	Resident. Rooms	No. of Buildings	Resident. Rooms
1996	**501**	**18,077**	**4,293**	**43**	**1,690**	**544**	**19,767**
1995	496	18,415	4,457	36	1,481	532	19,896
1994	496	18,415	4,501	36	1,481	532	19,896
1992	487	18,405	4,416	36	1,481	523	19,886
1991	492	18,448	4,442	36	1,831	528	20,279
1990	495	18,521	4,449	36	1,831	531	20,352

Source: San Francisco Department of Building Inspection, Housing Inspection Services Division.

HOUSING AFFORDABILITY

Standards and Definitions of Affordability

Affordable housing is housing that is either rented or owned at prices households with low- to moderate-incomes can afford. Housing and Urban Development (HUD) determines the thresholds by household size for these incomes for the San Francisco Primary Statistical Area (PMSA). The PMSA includes San Francisco, Marin, and San Mateo counties. Below are the standard definitions for housing affordability by **income level**.

- **Extremely low income:** Units affordable to households with incomes at or below 25% to 35% of the HUD median income for the San Francisco PMSA.
- **Very low income:** Units affordable to households with incomes at or below 50% of the HUD median income for the San Francisco PMSA.
- **Lower income:** Units affordable to households with incomes at or below 60% of the HUD median income for the San Francisco PMSA.
- **Low income:** Units affordable to households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.
- **Moderate income:** Units affordable to households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.
- **Market rate:** Units at prevailing prices without any affordability requirements. Market rate units generally exceed rental or ownership affordability levels, although some small market-rate units may be priced at levels which are affordable to moderate income households.

The tables on pages 21 and 22 show the incomes and prices for affordable rental and ownership units based on 1996 HUD income limits. Housing affordability is calculated as follows:

Affordable rental unit: A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, property taxes, and insurance equal 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30 year 7.5% fixed rate loan, including homeowners dues, property taxes, PMI (principal mortgage insurance), and insurance.

Inclusionary Affordable Housing Program units are rental units for households earning up to 60% of the HUD median income, or ownership units for first-time home buyer households with incomes from 60% to 100% of the HUD median income.

Housing rents for affordable rental units or prices for ownership units may vary depending on household and unit size, funding, and program affordability. Consult with the Mayor's Office of Housing for variations from these affordability guidelines and for affordability levels for households with more than four persons.

Table I.19

1996
***RENTAL* AFFORDABLE HOUSING GUIDELINES**

INCOME LEVELS AND MONTHLY PAYMENTS
by Household Size

RENTAL HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low (25% of HUD median income)	1	Studio	$10,728	$268
	2	1 Br	$12,260	$307
	3	2 Br	$13,793	$345
	4	3 Br	$15,325	$383
Very Low Income (50% of HUD median income)	1	Studio	$21,455	$536
	2	1 Br	$24,520	$613
	3	2 Br	$27,585	$690
	4	3 Br	$30,650	$766
Lower Income (60% of HUD median income)	1	Studio	$25,746	$644
	2	1 Br	$29,424	$736
	3	2 Br	$33,102	$828
	4	3 Br	$36,780	$920
Low Income (80% of HUD median income)	1	Studio	$34,328	$858
	2	1 Br	$39232	$981
	3	2 Br	$44,136	$1,103
	4	3 Br	$49,040	$1,226

Note: Incomes are based on **1996 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo counties. Rents are calculated based on 30% of monthly income.

Table I.20

1996
***HOME-OWNERSHIP* AFFORDABLE HOUSING GUIDELINES**

INCOME LEVELS AND MONTHLY PAYMENTS
by Household Size

HOME OWNERSHIP HOUSING	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expense	Maximum Purchase Price
Lower Income (60% of HUD median income)	1	Studio	$25,746	$708	$76,592
	2	1 Br	$29,424	$809	$90,230
	3	2 Br	$33,102	$910	$103,867
	4	3 Br	$36,780	$1,011	$117,505
Low Income (80% of HUD median income)	1	Studio	$34,328	$944	$108,413
	2	1 Br	$39,232	$1,079	$126,597
	3	2 Br	$44,136	$1,214	$144,780
	4	3 Br	$49,040	$1,349	$162,963
Median Income (100% of HUD median income)	1	Studio	$42,910	$1,180	$140,234
	2	1 Br	$49,040	$1,349	$162,963
	3	2 Br	$55,170	$1,517	$185,692
	4	3 Br	$61,300	$1,686	$208,422
Moderate Income (120% of HUD median income)	1	Studio	$51,492	$1,416	$172,055
	2	1 Br	$58,848	$1,618	$199,330
	3	2 Br	$66,204	$1,821	$226,605
	4	3 Br	$73,560	$2,023	$322,068

Note: Incomes are based on **1996 HUD Median Income Limits** for the San Francisco PMSA, which includes San Francisco, Marin, and San Mateo counties. Monthly housing expenses are based on 33% of gross monthly income.

New Affordable Housing Construction

This section summarizes affordable housing production compared to overall construction. It does not include affordable units resulting from the acquisition and rehabilitation of existing units by nonprofit housing organizations; these units are covered in the next section.

In 1996, 344 new affordable units were completed, a doubling of production from 1995. Major affordable projects completed in 1996 include 120 units at Fillmore Marketplace (1400 Eddy Street), 46 units at Market Heights (211 Putnam, 291 Putnam, and 1000 Tompkins), and 38 units at Candlestick View (Kiska and Ingalls Roads). Affordable housing construction accounted for 38% of total new construction in 1996. From 1990 to 1996, affordable housing construction totaled 2,497 units or 32% of total new construction (see Table I.21 below).

Affordable projects approved by the Planning Commission in 1996 are in List 3B on page 67. List 4B on page 71 enumerates these and other affordable projects in the pipeline.

Graph 7

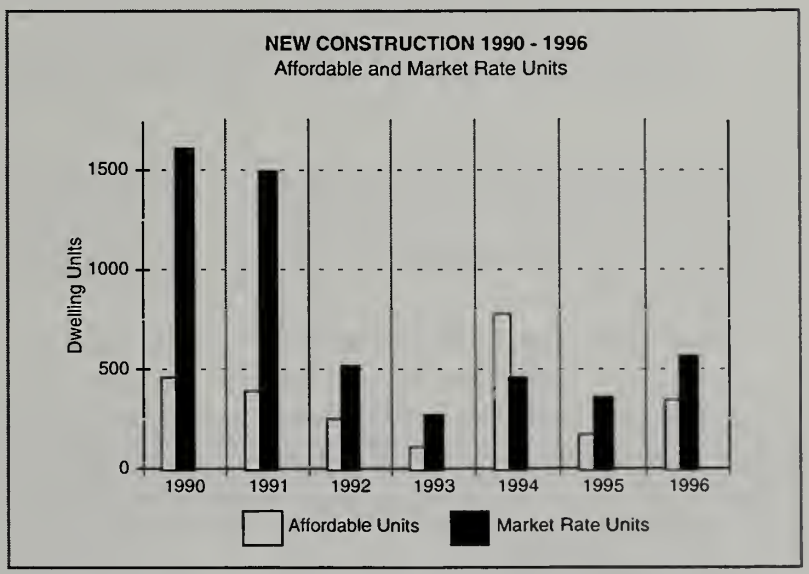


Table I.21

1990-1996: NEW AFFORDABLE HOUSING UNIT CONSTRUCTION by Income Level*

Year	Very Low *	Low	Moderate	Market Rate	Total Units	Total Aff. Units	% of All Units
1996	**83**	**198**	**63**	**565**	**909**	**344**	**38%**
1995	82	80	10	360	532	172	32%
1994	686	86	0	458	1,234	776	63%
1993	108	0	0	271	379	108	28%
1992	16	80	54	517	767	250	33%
1991	203	154	32	1,493	1,882	389	21%
1990	278	180	0	1,607	2,065	458	22%
90-96 Total	1,456	878	163	5,271	7,768	2,497	32%
80-89 Total	1,518	1,013	793	10,427	13,751	3,324	24%

* See page 20 for definitions of income levels; very low income here includes extremely low income.

Table I.22

1991-1996: NEW AFFORDABLE HOUSING CONSTRUCTION
by Type

	1991	1992	1993	1994	1995	1996	Total	Percent
Family	251	228	68	350	134	308	1339	66%
Elderly [1]	0	0	40	123	0	0	163	8%
Other Units [2]	96	10	0	0	38	36	180	9%
Group Housing [3]	42	12	0	303	0	0	357	18%
Total	**389**	**250**	**108**	**776**	**172**	**344**	**2039**	**100%**

1. Elderly units may be dwelling units, group housing or SRO units.
2. Units such as affordable live work units, inclusionary affordable units, and special user group units.
3. Group housing includes SRO's, residential care facilities, shelters and transitional housing.

Major new affordable housing projects completed since 1990 are detailed in List 1B on page 55 and summarized in List 4A on page 68.

Most (almost 60%) of affordable units completed since 1990 were for very low income households, those with 50% or less of median income. More than one-third of the new units were built for low income households (between 60% and 80% of median income), and nearly 7% were constructed for moderate income households.

Almost all of affordable new construction in 1996 was family units (90%), with 10% inclusionary affordable units or special user group units. Since 1991, 66% of the affordable units constructed have been for family-size households, 18% for group housing, 9% for inclusionary affordable units and units for special populations which include supportive services, and 8% for the elderly.

Affordable Housing Acquisition and Rehabilitation

Acquisition and rehabilitation involves nonprofit housing organizations' purchasing existing residential buildings in order to rehabilitate units for low and very low income persons. Often it is more economical to purchase and rehabilitate existing run-down units than to build new units. While most of these units are residential hotel (SRO) units, acquisition and rehabilitation also includes homes for residential care providers, apartments for families, and conversions of commercial or industrial buildings for homeless persons and families. In 1996. about 200 units received public assistance in order to be acquired and rehabilitated as affordable. Large projects included 74 units at 835 O'Farrell Street (Iriquois Hotel), 50 units at 205 Jones Street, and 40 units at 391 Leavenworth Street (Aarti Hotel). However, the great majority of these units already existed, so that the actual addition to San Francisco's housing stock was 16 units.

Trends in Market Rate Housing Prices

According to the California Association of Realtors, in 1996 the median price for a three-bedroom home in San Francisco was $288,240; although home prices have been increasing since they hit a low in 1993 after they peaked in 1989-90, the 1996 median price is still below that height of the recent real estate market. The median rent for a two bedroom apartment is current as of November 1997; this date was used because of difficulties in obtaining rental data for 1996. San Francisco has seen a steep increase in rental prices in 1997, and the current rate is the highest it has been during at least the last ten years.

HOUSING PRICE TRENDS

SAN FRANCISCO and BAY AREA

Table 1.23

	RENTALS 2 Bedroom Apartment		FOR SALE 3 Bedroom House	
Year	San Francisco	Bay Area	San Francisco	Bay Area
1996	$1,637*	NA	$288,240	$241,870
1995	$1,075	NA	$283,700	$233,280
1994	$1,050	NA	$274,690	$237,660
1993	$913	$795	$275,380	$238,100
1992	$990	$780	$286,420	$240,120
1991	$1,000	$765	$291,600	$241,830
1990	$975	$750	$299,340	$238,510
1989	$895	$725	$297,600	$240,390

*Median rent as of 11/97

Sources: The Bay Area Council and the S.F. Property Report for previous rent surveys and Rent Tech for 1997; California Association of Realtors for home sale prices.

CITYWIDE FINDINGS

NEIGHBORHOOD FINDINGS

REGIONAL PERSPECTIVE



Map 1

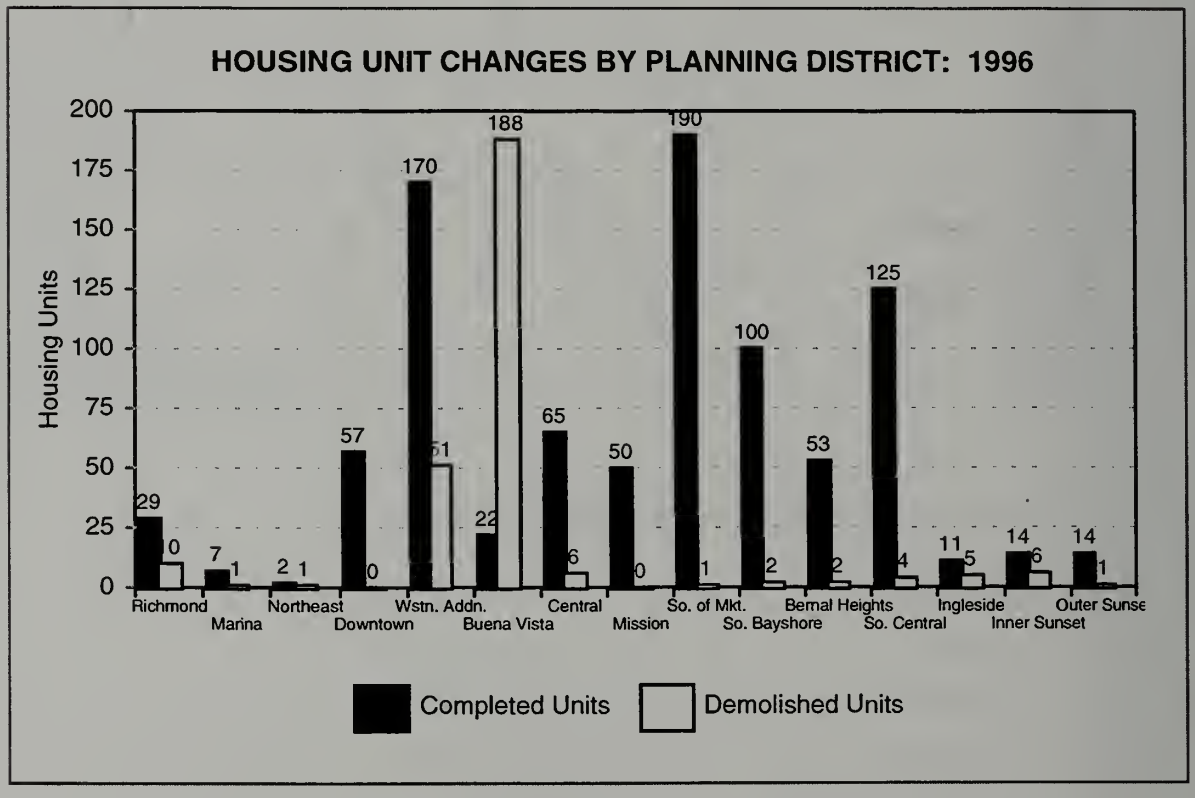
Planning Districts of San Francisco

1	Richmond	9	South of Market
2	Marina	10	South Bayshore
3	Northeast	11	Bernal Heights
4	Downtown	12	South Central
5	Western Addition	13	Ingleside
6	Buena Vista	14	Inner Sunset
7	Central	15	Outer Sunset
8	Mission		

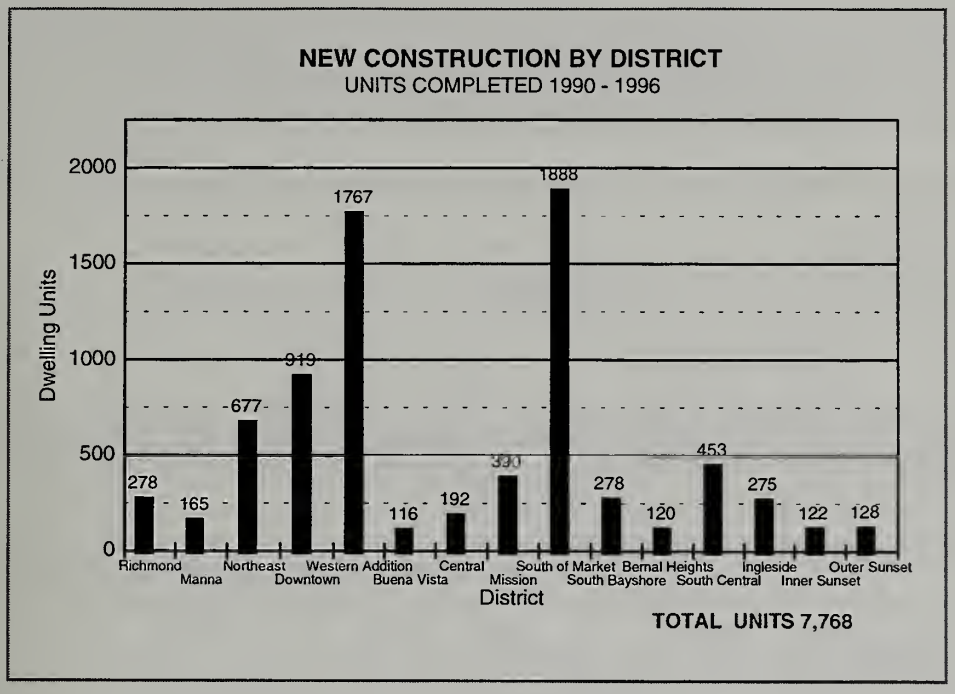
CHANGES IN HOUSING STOCK BY PLANNING DISTRICT

New construction of housing units and demolitions by planning district for 1996 are shown in Graph 8. The leaders in new construction are South of Market (21% of the 909 units built), Western Addition (19%), South Central (14%) and South Bayshore (11%). For demolitions, Buena Vista had 68% of the 1996 total, the majority of which were public housing project units. Between 1990 and 1996, as shown in Graph 9 on page 31, two planning districts accounted for almost 50% of new construction: South of Market (24%) and Western Addition (23%). Downtown is next, providing 12% of the 7,768 new units constructed. Data tables in Part II of the Inventory provide further detail.

Graph 8



Graph 9



Units Gained and Lost by Planning District

Table I.24 on pages 32 through 36 covers units completed and units demolished in each city planning district between 1994 and 1996. Units completed in prior years can be looked up in previously published Housing Inventory reports. This table ranks each planning district by the number of units completed or demolished, where a ranking of one is for the district with the most units either constructed or demolished.

It is also important to note that the "net gain, housing units" calculation includes units lost or gained by alterations, although those numbers are not listed in the table itself. The districts with the greatest net gain of housing units were South of Market (229 units), Western Addition (123 units), South Central (108 units), and South Bayshore (99 units). The districts that actually lost units were Buena Vista (a net loss of 150 units, many of which were demolished public housing units) and the Marina (a net loss of 4 units).

Table I.24

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

1. RICHMOND

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	32	8	3	4	30	8
1995	20	11	20	1	-3	13
1996	29	9	10	3	24	9
Total	81		33		51	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	38	7	0	8	31	7
1995	25	6	0	11	17	7
1996	7	14	1	10	-4	14
Total	70		1		44	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	72	5	0	9	69	4
1995	90	2	0	12	84	2
1996	2	15	1	11	1	13
Total	164		1		154	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.

(Table 1.24 Continued)

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	447	1	0	10	447	1
1995	46	4	0	13	48	3
1996	57	6	0	14	69	5
Total	550		0		564	

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	168	3	9	1	160	3
1995	25	7	0	14	12	8
1996	170	2	51	2	123	2
Total	363		60		295	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	9	13	0	11	12	10
1995	10	12	10	2	-15	15
1996	22	10	188	1	-150	15
Total	41		198		-153	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.

(Table 1.24 Continued)

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	22	10	5	2	12	11
1995	16	10	5	4	0	11
1996	65	5	6	4	51	7
Total	103		16		63	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	70	6	0	12	69	5
1995	39	5	1	6	30	5
1996	50	8	0	15	58	6
Total	159		1		157	

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	247	2	0	13	245	2
1995	157	1	1	7	164	1
1996	190	1	1	12	229	1
Total	594		2		638	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.

(Table 1.24 Continued)

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	23	9	1	6	21	9
1995	21	8	1	8	18	6
1996	100	4	2	8	99	4
Total	144		4		138	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	11	11	0	14	11	12
1995	2	14	0	15	2	10
1996	53	7	2	9	51	8
Total	66		2		64	

12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	73	4	4	3	66	6
1995	59	3	5	5	41	4
1996	125	3	4	7	108	3
Total	257		13		215	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.

(Table 1.24 Continued)

HOUSING UNITS COMPLETED AND DEMOLISHED BY PLANNING DISTRICT

13. INGLESIDE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	10	12	1	7	8	13
1995	12	11	1	9	10	9
1996	11	13	5	6	4	12
Total	33		7		22	

14. INNER SUNSET

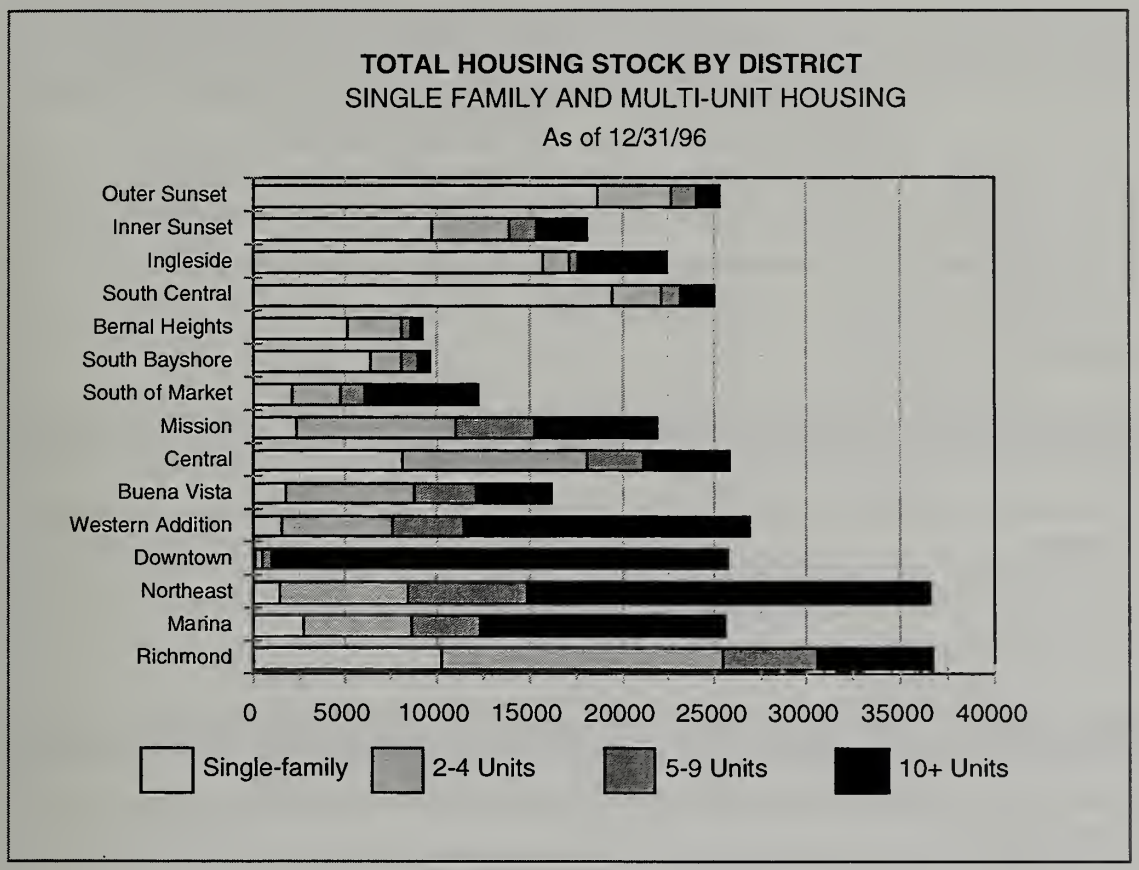
Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	8	14	0	15	7	14
1995	8	13	10	3	-2	12
1996	14	11	6	5	9	11
Total	30		16		14	

15. OUTER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1994	4	15	2	5	-2	15
1995	2	15	1	10	-5	14
1996	14	12	1	13	11	10
Total	20		4		4	

Note: 1) Districts are ranked from one to fifteen.
2) Net Gain includes units gained or lost by alteration permits although those numbers are not shown in the table.

Graph 10



Housing Stock by Planning District

Table I.25 on pages 38 through 41 contains San Francisco housing stock totals by planning district and net gain since the 1990 Census. Graph 10 shows the total housing stock by building type in the fifteen planning districts. South Central has the most single-family homes (18% of the citywide total), closely followed by Outer Sunset (with almost 18% of the total); South Central has gained 95 single-family homes since 1990, while Outer Sunset has lost about 10 such homes. For higher density housing (10 or more units per building), Downtown leads with over 24,500 units in such buildings (21% of the citywide total), followed by Northeast (almost 21,600 units or 19% of the citywide total).

Table I.25

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
1. RICHMOND						
1990 Census Count	10,242	14,994	5,135	3,977	1,935	36,283
April 1990 to Current Year	-1	179	0	17	85	280
Current Year	-8	23	9	0	0	24
Total	10,233	15,196	5,144	3,994	2,020	36,587
Percent	28	42	14	11	6	100
2. MARINA						
1990 Census Count	2,770	5,874	3,669	7,168	5,829	25,310
April 1990 to Current Year	-24	11	16	89	24	116
Current Year	1	0	-5	0	0	-4
Total	2,747	5,885	3,680	7,257	5,853	25,422
Percent	11	23	14	29	23	100
3. NORTHEAST						
1990 Census Count	1,484	6,959	6,382	6,637	14,381	35,843
April 1990 to Current Year	-28	23	26	12	544	577
Current Year	-1	2	0	0	0	1
Total	1,455	6,984	6,408	6,649	14,925	36,421
Percent	4	19	18	18	41	100

(Table 1.25 Continued)

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
4. DOWNTOWN						
1990 Census Count	87	389	529	1,900	21,468	24,373
April 1990 to Current Year	2	9	-9	18	972	992
Current Year	1	6	-7	-10	79	69
Total	90	404	513	1,908	22,606	25,521
Percent	0	2	2	7	89	100
5. WESTERN ADDITION						
1990 Census Count	1,580	5,920	3,795	4,714	9,384	25,393
April 1990 to Current Year	-14	78	28	28	1196	1316
Current Year	1	26	18	-15	93	123
Total	1,567	6,024	3,841	4,727	10,652	26,811
Percent	6	22	14	18	40	100
6. BUENA VISTA						
1990 Census Count	1,784	6,995	3,346	1,901	2,081	16,107
April 1990 to Current Year	-17	-1	11	20	33	46
Current Year	-6	7	-9	-120	-22	-150
Total	1,761	7,001	3,348	1,801	2,092	16,003
Percent	11	44	21	11	13	100
7. CENTRAL						
1990 Census Count	8,151	9,874	2,993	2,401	2,228	25,647
April 1990 to Current Year	-17	48	21	6	0	58
Current Year	-1	28	0	24	0	51
Total	8,133	9,950	3,014	2,431	2,228	25,756
Percent	32	39	12	9	9	100

(Table 1.25 Continued)

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT						
PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
8. MISSION						
1990 Census Count	2,342	8,664	4,206	2,776	3,339	21,327
April 1990 to Current Year	-9	24	29	112	178	334
Current Year	8	2	0	28	20	58
Total	2,341	8,690	4,235	2,916	3,517	21,699
Percent	11	40	20	13	16	100
9. SOUTH OF MARKET						
1990 Census Count	2,100	2,565	1,267	626	3,805	10,363
April 1990 to Current Year	11	24	22	48	1349	1454
Current Year	-2	28	31	80	92	229
Total	2,109	2,617	1,326	754	5,246	12,052
Percent	17	22	11	6	44	100
10. SOUTH BAYSHORE						
1990 Census Count	6,264	1,581	879	323	204	9,251
April 1990 to Current Year	66	79	8	0	0	153
Current Year	37	62	0	0	0	99
Total	6,367	1,706	887	323	204	9,487
Percent	67	18	9	3	2	100
11. BERNAL HEIGHTS						
1990 Census Count	5,082	2,950	475	197	274	8,978
April 1990 to Current Year	27	25	6	0	0	58
Current Year	5	0	0	46	0	51
Total	5,114	2,975	481	243	320	9,133
Percent	56	33	5	3	4	100

(Table 1.25 Continued)

SAN FRANCISCO HOUSING STOCK BY PLANNING DISTRICT

PLANNING DISTRICT	UNITS BY BUILDING TYPE					
	Single Family	2 to 4 Units	5 to 9 Units	10 to 19 Units	20 plus Units	District Total
12. SOUTH CENTRAL						
1990 Census Count	19,352	2,623	1,005	696	890	24,566
April 1990 to Current Year	95	39	5	80	20	239
Current Year	2	22	5	52	27	108
Total	19,449	2,684	1,015	828	910	24,886
Percent	78	11	4	3	4	100
13. INGLESIDE						
1990 Census Count	15,685	1,379	469	922	3,572	22,027
April 1990 to Current Year	34	29	-9	0	171	225
Current Year	-1	5	0	0	0	4
Total	15,718	1,413	460	922	3,743	22,256
Percent	71	6	2	4	17	100
14. INNER SUNSET						
1990 Census Count	9,687	4,152	1,484	1,327	1,250	17,900
April 1990 to Current Year	20	26	-1	14	0	59
Current Year	-1	10	0	0	0	9
Total	9,706	4,188	1,483	1,341	1,250	17,968
Percent	54	23	8	7	7	100
15. OUTER SUNSET						
1990 Census Count	18,653	3,970	1,347	646	487	25,103
April 1990 to Current Year	-11	51	8	22	0	70
Current Year	-1	12	0	0	0	11
Total	18,641	4,033	1,355	668	487	25,184
Percent	74	16	5	3	2	100
CITYWIDE TOTAL	**105,431**	**79,750**	**37,190**	**36,762**	**76,053**	**335,186**
Percent	**31**	**24**	**11**	**11**	**23**	**100**

*Total units by district in this table are slightly higher than the citywide totals in Table 1.3 because the district totals are not adjusted to the April 1, 1990 US Census. The district totals include all units in calendar year.

Note: "Current year" is 1996

CITYWIDE FINDINGS

NEIGHBORHOOD FINDINGS

REGIONAL PERSPECTIVE


SONOMA
NORTH BAY
NAPA
SOLANO
MARIN
San Pablo Bay
CONTRA COSTA
EAST BAY
SAN FRANCISCO
San Francisco Bay
ALAMEDA
SAN MATEO
SANTA CLARA
SOUTH BAY
SAN FRANCISCO BAY AREA
Area Boundaries
County Boundaries
8 MILES

Map 2

HOUSING CONSTRUCTION IN THE BAY AREA NINE COUNTY REGION

In 1996, San Francisco accounted for 6% of the number of housing units authorized for construction in the nine-county Bay Area. Santa Clara County led with 35% of the total, a more than doubling of the number of units authorized in that county in 1995. Nine-county Bay Area housing activity declined from a peak of 45,700 units authorized for construction in 1986 to an average of 17,700 units between 1990 and 1995. The total for 1996, almost 21,500 units, is a 36% increase over 1995.

The great majority of new housing in San Francisco is in multi-unit buildings whereas outside of the city single-family housing predominates. Graph 11 shows the proportion of single-family to multi-unit housing authorized for construction.

Additional regional data is contained in Part II, Tables II.6 and II.7. However, Bay Area residential demolition permit data, an indicator that was included in previous Housing Inventories, is no longer available.

Graph 11

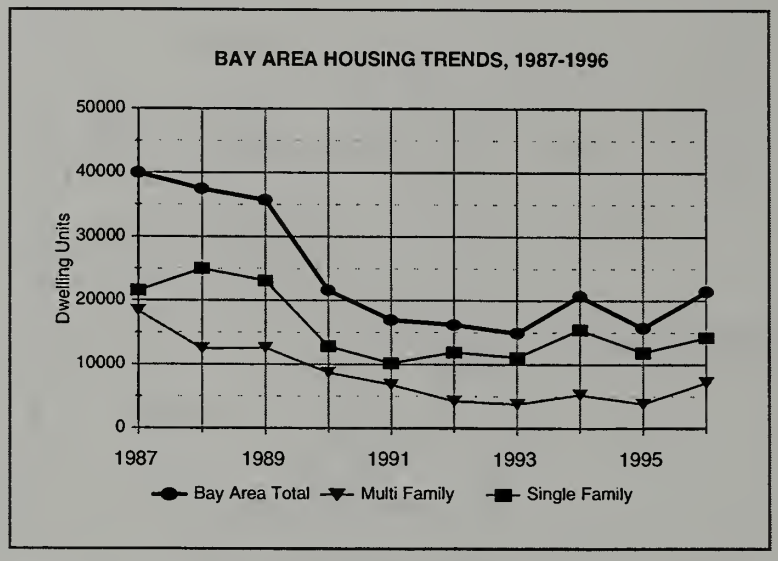


Table 1.26

UNITS AUTHORIZED FOR CONSTRUCTION
Bay Area Counties, 1996

County	Units Authorized	Percent
Santa Clara	7,501	35%
Alameda	3,898	18%
Contra Costa	3,898	17%
Solano	1,737	6%
Sonoma	1,464	7%
San Francisco	**1,228**	**6%**
San Mateo	1,105	5%
Marin	742	3%
Napa	232	1%
TOTAL	21,459	100%

PART II

LISTS OF MAJOR PROJECTS

1996 DATA TABLES

LISTS OF MAJOR PROJECTS

This section details major projects in various stages of the planning and construction process: projects under Planning review or approved by Planning, projects authorized for construction with building permits, and projects certified complete. Additional project information can be obtained by retrieving a project file or permit application.

A project's status changes over time. During a reporting period, a project may change from approved to under construction or from under construction to completed. Similarly, a project may change from rental to condominium or vice versa before a project is completed and occupied.

1. Projects Completed: Market Rate and Affordable Housing

List 1A contains market rate projects with ten or more units completed since 1990; List 1B contains affordable projects with ten or more units completed since 1990. Projects completed prior to 1990 are listed in previous Housing Inventories.

2. Projects Authorized for Construction by the Department of Building Inspection

List 2A contains residential projects authorized for construction with building permits in 1996 (with five or more units). List 2B contains major residential projects approved in 1994 and 1995 for projects not otherwise shown as under construction.

3. Projects Under Planning Review and Projects Approved by Planning

List 3A contains projects with 10 or more units under Planning review. These are projects requiring Conditional Use, Environmental Review, or other types of discretionary review by the Planning Commission or Zoning Administrator. This list does not include projects undergoing informal Planning review for which no formal applications have been filed.

List 3B contains projects approved by the Planning Department. It shows affordable projects, live-work projects, and other mixed use projects which have inclusionary affordable units.

4. Affordable Housing Production

List 4A lists new affordable housing construction projects completed since 1990. It does not include affordable projects created by acquisition and rehabilitation by non-profit housing organizations. List 4B is for affordable developments in the "pipeline"— projects approved or under construction.

5. Live-work Projects

List 5A contains live-work projects completed and List 5B contains live-work projects in the pipeline (approved by the Planning Department, with permits issued, or under construction).

1. A) Market Rate Projects Completed, 1990-1996 (10 or more units)

B) Affordable Projects Completed, 1990-1996 (10 or more units)

List 1A

1990 - 1996: MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
Year completed: ***1996***							
350 Arkansas & 390 Arkansas	18th Street Associates, Rick Holliday	35	0	25 10	2 bed 3 bed	owner/ condo	$176,000 - $338,500
81 Lansing St.	The Lansing Group	33	3	32 1	1 bed 2 bed	owner/ condo	$156,000 - $319,000
1601 18th St.	18th Street Associates, Rick Holliday	30	7	2 15 13	studio 1 bed 2 bed	owner/ condo	$140,000 - $345,000
346 1st St.	346 1st Street LP	29	0	17 12	1 bed 2 bed	owner/ condo	$171,000 - $420,000
645 Haight St.	Andrew Sirkin	20	3	1 12 7	studio 1 bed 2 bed	owner/ condo	$105,000 - $229,000
125 Gilbert St.	Thomas Murphy	16	0	16	live-work	owner	$201,000 - $346,000
76 Brady St.	Toarup Construction Co.	16	0	16	live-work	owner	$229,000 - $315,000
610 Illinois	Michael Spaer/Redmond Lyons	15	0	15	live-work	owenr	$205,000 - $317,000
41 Boardman	Gerald Deane	14	1	14	live-work	owner	$153,000 - $261,000
298 Portola	COMAC Investments	12	0	6 6	1 bed 2 bed	owner/ condo	$159,000 - $261,500

List 1A

1990 - 1996: MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
68 McCoppin	Marshmallow Corp.	12	1	12	live-work	owner	$140,000 - $230,000
2027 Market	2027 Partnership	12	0	2 10	1 bed 2 bed	owner/ condo	$170,000 - $275,000
225 Pierce	Al Goodwin	11	0	4 6 1	1 bed 2 bed 3 bed	owner/ condo	$150,000 - $250,000
Year completed: ***1995***							
600-650 Chestnut St.	BA Properties Inc.	80	0	3 54 23	1 bed 2 bed 3 bed	condo	$165,000 to $350,000 a last phase will have 37 units w. 4 aff. units
Year completed: ***1994***							
401 Main St. Portside	Emerald Fund Group	62	0	26 26 10	1 bed 2 bed 3 bed	condo	1st phase completed; total project to be 240 units
1388 Gough St. Post International	SOCO Limited	72	0	4 56 8	studios 2 bed 3+ bed	condo	$290,000 to $625,000
Year completed: ***1993***							
4150 17th Street		33	0	33	2 bed	condo	
Year completed: ***1992***							
111 Chestnut St	Lombard Plaza Partners	102	0	7 38 56 1	studios 1 bed 2 bed 3 bed	owner	 $200-$300,000 $250-$550,000 $550,000
240 Lombard St	Lombard Plaza Partners	118	0	16 102	studios 1 bed	rental	$1,750 - $2,150
1100 Eddy St.	U-2 Investments SFRA	69	0	49 20	2 bed 3 bed	owner	

List 1A

1990 - 1996: MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
South Gardens 180 7th St.	Urban Homes	28	0	16 12	1 bed 2 bed	owner	$123,500 $189,500
271 Shipley St.	Lee Hammack, David Sternberg	20	0	12 2 6	studios 1 bed 2 bed	owner/ town-homes	
Future Perfect 3-51 Bowman Ct.	Future Perfect SFRA	62	0	62	2 bed	owner/ family	$178-$180 (moderate income)
Silver-Univ. Height 633 Cambridge	Bridmont Associates	55	5	5 30 20	3 bed 4 bed 5 bed	owner	$225-$265 $380-$410
443 Fulton St.	Urban Frontier Dev. Corp.	22	5	22	2 bed	owner	$230 to $280,000
1438 Filbert St.		12		5 7	1 bed 2 bed	owner	
Year completed: ***1991***							
Baycrest Towers 201 Harrison Street	Balcor Dev. Co./ Pacific U.	294	35	114 111 71	studios 1 bed 2 bed	owner	$150 to $172,000 $175 to $352,000 $258 to $409,000
Carlisle Towers 1450 Post Street	Post St. Assoc./ Senior Living Dev., SFRA	132	0	14 91 17	studios 1 bed 2 bed	owner	$150 to $595,000
Hills Plaza 350 Steward Street	Beta West Prop. Inc.	67	0	NA	1 bed 2 bed 3 bed	owner	$260 to $485,000 $385 to $830,000 $445 to $1,080,000
1650 Jackson Street	Emerald Properties	69	0	1 36 32	studio 1 bed 2 bed	owner	$260 to $330,000 $350 to $390,000
1700 Van Ness Ave.	Taldan Inv. Co.	51	0	5 36 10	1 bed 2 bed 3 bed	owner	$224 to $254.000 $243 to $311,000 $263 to $325,000

List 1A

1990 - 1996: MAJOR MARKET RATE RESIDENTIAL DEVELOPMENTS

Project Name/ Address	Project Sponsor	Total Units	Lower Income Units*	Unit Mix		Tenure/ Type	Initial Rental or Selling Price
550 South Van Ness		36	0	32 4	1 bed 2 bed	owner	$110 to $140,000
197 7th Street		32	0	32	studios	owner	$85 to 109,000
1340 Clay Street		30	0	7 22	1 bed 2 bed	owner	
Year completed: ***1990***							
Fillmore Center Turk and Fillmore	Fillmore Center Developers, SFRA	1,113	223	331 427 343	studios 1 bed 2 bed	rental	
Bayside Village Brannan & Beale	Forest City Dillon, Inc., SFRA	868	174	233 307 328	studios 1 bed 2 bed	rental	
Geary Courtyard 639 Geary Street		165		126 39	studios 1 bed	rental	$725 to $955
Ocean Beach Est. Great Highway	Taldan Dev.	110		4 105	2 bed 3 bed	owner	
601 4th Street		85		85	studios	owner/ livework	

*Lower income units are units made available at below-market rate under the City's Inclusionary Affordable Housing program.

List 1B

1990 - 1996: MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
Year completed: ***1996***						
Fillmore Marketplace: 1400 Eddy St.	SFRA	120	29 29 62	1 bed 2 bed 3 bed	rental/ family	60 @ 50% of M.I. 60 @ 60% of M.I.
Market Heights: 211 Putnam, 291 Putnam & 1000 Tompkins	BHHC	46	6 16 22 2	1 bed 2 bed 3 bed 4 bed	rental/ family	23 @ 60% of M.I. 23 for Section 8
Kiska & Ingalls Rds, Candlestick View	HCDC/SFRA	38	16 22	2 bed 3 bed	first-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
587 Natoma	HDNP/SFRA	29	4 9 12 3 1	1 bed 2 bed 3 bed 4 bed 5 bed	rental/ families	Units @ 80% of M.I.
Hudson Ave. & Whitney Young Circle, Garnett Terrace	SFHDC/SFRA	28	28	single- family detached	first-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
La Salle & Whitney Young Circle/Las Villas	Las Villas Partnership/ SFRA	27	27	single- family detached	first-time home-buyers	Units @ 120% of M.I. & 80% of M.I.
1096 Eddy St.	Housing for Independent People/SFRA	21	21	1 bed	rental/ mentally disabled	Units @ 80% of M.I.
1290 Potrero	Mission Housing/SFRA	20		Not a- vailable	rental/ families	Units @ 80% of M.I.
Year completed: ***1995***						
555 Ellis St.	Asian Neighborhood Design	38	3 6 10 19	studios st. +loft 2 bed 3 bed	rental/ single per. families	4 @ 25% of M.I. 10 @ 35% of M.I. 11 @ 50% of M.I. 13 @ 60% of M.I.

List 1B

1990 - 1996: MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
1695 18th St.	Rick Holliday/ ART ARK	29	29	live-work	5 rental/ 24 owner for artists	5 rental @ 50% of M.I. 18 for sale @ 80% of M.I. 6 market rate for artists
1035 Folsom St.	Mercy Charities Housing	50	3 13 28 4	1 bed 2 bed 3 bed 4 bed	rental/ family	3 @ 25% of M.I. 29 @ 50% of M.I. 14 @ 60% of M.I. 4 @ 80% of MI
1101 Howard St.	Howard Street Association	34	6 14 14	1 bed 2 bed 3 bed	rental/ family	16 @ 25%-35% of M.I 4 @ 50% of M.I. 14 @ 60% of M.I.
Year completed: ***1994***						
201 Turk St.	Chinese Community Housing Corp./ A.F. Evans Corp.	175	12 81 45 37	studios 1 bed 2 bed 3 bed	rental/ family/ elderly 20	126 @ 35% of M.I. 43 @ 60% of M.I. 6 @ 80% of M.I.
333 Fell St.	BRIDGE Housing Corp.	82	4 20 24 34	studios 1 bed 2 bed 3 bed	rental/ family/ elderly	37 @ 50% of M.I. 45 @ 60% of M.I.
241 6th St. Knox Hotel	Tenants & Owners Dev. Corp.	140	140	SRO's	rental/ nr Homeless	140 @ 35% of M.I.
701 Natoma St. Canon Kip	Episcopal Community Services	104	104	SRO's	rental/ homeless	104 @ 25% of M.I.
1303 Larkin St.	Chinese Community Housing Corp.	63	59 4	SRO's 1 bed	rental/ elderly	42 @ 35% of M.I. 6 @ 50% of M.I. 14 @ 60% of M.I.
440 Valencia St Plaza del Sol	Mission Housing Development Corp.	59	25 29 5	2 bed 3 bed 4 bed	rental/ family	38 @ 35% of M.I. 21 @ 50% of M.I.
1333 Bush St.	On Lok Services	42	42	studios	rental/ elderly	42 @ 50% of M.I.

List 1B

1990 - 1996: MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
1028 Howard St.	Mercy Charities Housing	30	5 11 14	1 bed 2 bed 3 bed	rental/ family	30 @ 50% of M.I.
518 Minna St.	Asian Inc.	24	12 12	2 bed 3 bed	rental/ family	6 @ 35% of M.I. 14 @ 50% of M.I. 4 @ 60% of M.I.
1000 Market St.	Community Housing Partnership	59	59	SRO's	rental/ homeless	59 @ 35% of M.I.
Year completed: ***1993***						
111 Jones St	Mercy Charities Housing	108	8 64 16 20	studios 1 bed 2 bed 3 bed	rental/ families/ elderly 40	60 @ 35% of M.I. 48 @ 50% of M.I.
Year completed: ***1992***						
Steam Boat Point Townsend & Emb.	South Beach Family Ass., BRIDGE, SFRA	108	51 26 31	1 bed 2 bed 3 bed	rental/ family	$310-$510 $360-$550 $410-$700
Del Carlo Court 3330 Army St.	Mission Housing Development Corp.	25	2 14 5 4	1 bed 2 bed 3 bed 4 bed	rental/ family	$361-$599 $393-$700 $426-$777
Padre Francisco Palou 3400 16th St.	Catholic Charities Housing Corp.	18	10 6 2	2 bed 3 bed 4 bed	rental/ family	$391-$552 $420-$626 $487-695
1272 S. Van Ness	Progress Apts., Inc.	12	11 1	studios 1 bed	rental/ sp population	very low income
Year completed: ***1991***						
Plaza West 1123 Pierce Street	San Francisco Housing Authority	203	78 114 11	2 bed 3 bed 4 bed	rental/ family	$350 to $500

List 1B

1990 - 1996: MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION

Project Name/ Address	Sponsor	Total Units	Unit Mix		Tenure/ Type	Affordability as % from Median Income *
2155 Mission Street	Mission Capp Partnership/ OBECA/Arriva Juntos	48	4 12 24 8	studios 1 bed 2 bed 3 bed	rental/ family	48 @ 80% of M.I.
Year completed: ***1990***						
Delancey Street 1st & Embarcadero	Delancy Street Foundation, SFRA	177	177	2 bed	rental/ sp population	177 @ 50% of M.I.
Pineview 1483 Mason St	Self-Help for the Elderly	70	70	studios	rental/ elderly	70 @ 50% of M.I.
Bayside Senior Broadway & Grant	Chinese Community Housing Corp.	31	31	studios	rental/ elderly	31 @ 50% of M.I.

* Affordability is expressed in terms of percent threshold from the San Francisco PMSA median income as published by HUD. Affordable rent and home ownership levels calculated as percent threshold from the PMSA median income are shown on pages 26 and 27.

Note: Projects completed prior to 1990 are listed in previous Housing Inventories. Inclusionary affordable units are included in List 1A with market rate projects.

Non-profit Housing Sponsors (partial list):

AI	Asian Inc.
AND	Asian Neighborhood Design
BHHC	Bernal Heights Housing Corporation
BRIDGE	Bridge Housing Corporation
CCHC	Chinese Community Housing Corporation
CHP	Community Housing Partnership
HCDC	Housing Conservation and Development Corporation
HDNP	Housing Development and Neighborhood Preservation
MCH	Mercy Charities Housing Corporation
MHDC	Mission Housing Development Corporation
TODCO	Tenants and Owners Development Corporation
TNDC	Tenderloin Neighborhood Development Corporation

2. A) Projects Authorized for Construction by the Department of Building Inspection, 1996

B) Projects Authorized for Construction by DBI, 1994 and 1995

List 2A

1996: PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI
Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation	Sponsor
January	10	6838 Geary Blvd.	New	$1,480,000	William P. McDonough
	16	358 12th Street	Live-work	$915,000	Edward J. Murphy
	23	245 5th Street	Live-work	$2,737,000	OU Interests, Inc.
February	15	610 Illinois Street	Live-work	$1,540,000	Michael Spaer/Redmond Lyons
	33	1444 Green Street	New	$8,000,000	J. Sagin/Arundel Green Partners
March	6	301 Langton Street	Live-work	$524,700	Sergio Iantorno
	12	139 Welsh Street	Live-work	$1,710,000	Joe Hernon
April	8	281 Clara Street	Live-work	$765,000	Clara St. Associates LLC
	16	49 Zoe Street	Live-work	$1,315,900	Zoe Associates
May	6	1850 Turk Street	New	$1,005,000	Mike O'Mahoney/J.F. O'Sullivan
	8	2170 Harrison St.	Live-work	$753,500	Imbelloni Construction
	17	88 Guy Place	Live-work	$1,300,000	GST LLC
	30	1010 South Van Ness	New/Aff	$3,300,000	Mission Housing Development
	33	575 Harrison St.	Live-work	$2,500,000	HST LLC
June	6	164 Townsend St.	Alteration live-work	$42,600	Martin Properties LLC
	8	18 Bernice St.	Live-work	$600,000	EJM
	32	720 York St.	Alteration live-work	$201,500	Earth Moore, Inc.

List 2A

1996: PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI
Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation	Sponsor
July	10	340 6th St.	Live-work	$1,000,000	BVFB, M. Fleshman
	20	25 Lucerne St.	Live-work	$2,791,000	Seymour Jaron
	24	980 Howard St.	New/Aff	$2,500,000	Todland
	30	479 Natoma St.	New/Aff	$3,400,000	479 Natoma Street Assoc.
	63	347 Dolores St.	Alteration/Aff	$5,000,000	Mercy Charities
August	5	1576 Union St.	New	$600,000	Comac Investments
Sept.	13	540 Delancey St.	Alteration live-work	$1,598,000	Thompson Brooks, Inc.
	19	3936 24th St.	New	$1,750,000	Second Baptist c/o Dempsey
	28	672 Valencia St.	New/Aff	$3,250,000	Mission Housing Devel Prop IV
	50	670 Valencia St.	New/Aff	$2,000,000	Mission Housing Devel Prop IV
October	6	500 Webster St.	New/Aff	$471,600	Hayes Valley Apartments Ltd.
	6	550 Webster St.	New/Aff	$471,600	Hayes Valley Apartments Ltd.
	6	695 Buchanan St.	New/Aff	$870,452	Hayes Valley Apartments Ltd.
	10	645 Linden St.	New/Aff	$1,442,830	Hayes Valley Apartments Ltd.
	16	650 Fell St.	New/Aff	$1,307,285	Hayes Valley Apartments Ltd.
	20	751 Hayes St.	New/Aff	$2,873,779	Hayes Valley Apartments Ltd.
	21	650 Linden St.	New/Aff	$1,650,600	Hayes Valley Apartments Ltd.
	25	18 Lansing St.	Alteration live-work	$51,000	18 Lansing Street LP

List 2A

1996: PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI
Building Permits Issued for Projects with 5 or More Units

Month	# Units	Address	Type	Valuation	Sponsor
Nov.	5	521 27th St.	New	$850,000	Shaw/Gallagher
	5	1145 Howard St.	Alteration live-work	$635,000	J. Cassidy
	14	2080 3rd St.	Live-work	$837,000	Redmond Lyons
	12	2011 3rd St.	Live-work	$1,237,000	Redmond Lyons
	14	4801 Geary Blvd.	New	$1,800,000	Queensway Holdings
Dec.	96	175 Bluxome St.	Live-work	$3,500,000	Bob Lalanne
	169	1550 Sutter St.	New	$17,000,000	AF Evans Co. Inc.
Total	962				

Source: Department of Building Inspection

List 2B

1994 - 1995: PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI
Permits Issued for Projects with 10 or more units

Month	# Units	Address	Sponsor
1995			
January	12	68 McCoppin St.	Marshmallow Corp.
	11	225 Pierce St.	Al Goodwin
March	29	346 First St.	346 First St L.P.
	28	18 Lansing St.	346 First St L.P.
April	33	3600 Fillmore St.	M.C.P. Constr. Co.
	66	650 Delancy St	Oriental Warehouse Assn.
June	50	205 Jones St.	Mercy Charities Housing
	24	795 8th Av.	Paragon Management Co.
July	16	125 Gilbert St	Tom Murphy
	12	714 Stockton St.	Jack & Rose Marie Jair
October	24	587 Natoma St.	Chicago Title
November	16	74 Brady St.	Toarup Const. Co.
	24	301 Folsom St	Embarcadero LLC
	21	1096 Eddy St.	Eddy St. Apts.
1994			
April	15	348 Church Street	Philomena Murphy
	115	1400 Eddy Street	Fillmore Market Place
May	46	1000 Tompkins Ave.	BHHC

List 2B

1994 - 1995: PROJECTS AUTHORIZED FOR CONSTRUCTION BY DBI
Permits Issued for Projects with 10 or more units

Month	# Units	Address	Sponsor
June	28	5810 Mission Street	Bay Area Painters & Tapers
	12	2027 Market Street	2027 Partnership
	18	181-183 + 185 Franklin Street	William Ferdon
	14	342-346 + 348 Hayes Street	William Ferdon
July	210	201-299 Bay Vista Drive	Tuntex Properties, Inc.
August	36	2295 Bush Street	Bart-Seidler
September	16	161 Gilbert Street	Soma Lofts
October	20	1292 Potrero Ave.	Mission Housing Dev.
	10	677 Arguello Blvd.	Flood Company Growth Trust
November	13	1240 Hyde Street	Arthur Lief
	12	298 Portola Drive	Comac Investments
	50	1035 Folsom Street	Mercy Charities Housing
	33	71 Lansing Street	The Lansing Group
December	74	135 Valencia Street	Housing Neighborhood

Source: Department of Building Inspection

3. A) Projects Under Planning Review

B) Projects Approved by Planning, 1996

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or More Units--As of 11/97

Case	Units	Project Name	Description	File Date
96.448C	33	530-534 Folsom St.	Sponsor wishes to build either 33 housing or live-work units depending on market.	8/6/96
96.461V	20	463 26th Ave.	Demolish 3 single-family homes and construct a 40-foot, 20-unit residential building.	8/20/96
96.618!	36	286 Valencia St.	To construct 36 senior housing units on vacant site.	10/11/96
96.671!	88	871 Folsom St.	88 market-rate units to be built on 3 lots.	5/22/97
96.685!	56	1001 Mariposa St/208 Pennsyl.	Construct 56 live-work units in M-1. Site was a paint supply warehouse that burned in 1995.	11/12/96
96.757!	34	580-586 Howard St.	Sponsor wishes to make two buildings on lot live-work and construct a third live-work building.	12/16/96
96.779!	32	681 Tennessee St.	Construct two live-work buildings on vacant lot, 32 units in all.	1/9/97
97.134!	118	1600 Scott St.	22,000 sq. ft. of social services, 118 assisted living units, 36 beds for early dementia services.	3/3/97
97.205!	30	599 3rd St.	Construct 30 live-work units with parking garage on vacant site.	3/28/97
97.206!	15	1438 Harrison St.	Construct 15 live-work units and a parking garage on what is currently a parking lot.	3/2897
97.210!	152	1701 19th Ave.	Demolish existing Shriners Hospital complex and construct 152 residential units in mix of townhouses and flats.	3/26/97
97.217!	20	999 16th St./49 Missouri	Demolish existing commercial structure; construct new 3-story building with 20 live-work units.	4/10/97
97.228!	16	2501 Harrison St.	Demolish warehouse on lot; construct two 3-story building with 16 live-work units; condominium subdivision.	4/3/97
97.232	11	767 Corbett Ave.	Merge four lots; demolish two single-family dwelling units; construct 4-story building with 11 condominiums.	4/7/97

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or More Units--As of 11/97

Case	Units	Project Name	Description	File Date
97.238D	28	725 Florida St.	Demolish four metal fabrication sheds and one workshop; construct a 3-story building with 28 live-work units.	10/22/97
97.277!	125	640 Battery St.	An adaptive reuse of the 640 Battery St. Building for 125 residential condominiums, parking, and 8000 sq. ft. of restaurant space.	4/29/97
97.315!	16	2745-61 Geary	16 unit condominium building.	5/15/97
97.318Q	16	1114-1120 Folsom St.	Vacant building to be converted to 15 live-work units.	11/26/97
97.379!	52	386 Alabama/2625 16th St.	Construct 52 live-work units, 8 commercial condos, and 16 commercial lofts.	6/13/97
97.412	15	933 Taraval St.	Renovate existing building (once a theater) for condo/day care use: 15 dwelling units above 1st floor day care.	6/27/97
97.481!	50	938 Harrison St.	Demolish 16,000 sf UMB and construct 50 live-work units.	7/25/97
97.482C	22	2743-2761 Geary	Construct 22 residential units over ground-floor retail.	10/28/97
97.485	27	2198 Fell St.	Split lot into 6 and construct 6 residential buildings for a total of 27 units.	7/25/97
97.496	10	1025 17th St.	Construct 10 live-work units on a vacant lot.	7/30/97
97.506	18	1405 Indiana St.	Construct 18 live-work units on a vacant lot.	8/5/97
97.525V	24	195 Shipley	Demolish 3 commercial office/warehouse buildings and construct 24 detached townhouses.	11/26/97
97.526	16	Third St.	Construct 16 live-work units on a vacant lot.	8/11/97
97.527!	48	696 Pennsylvania Ave.	Demolition of structures on property and construction of one building with 48 live-work units.	8/12/97
97.528!	60	23rd & Minnesota Sts.	Demolish existing buildings and construct 3 new buildings with 20 live-work units each.	8/11/97
97.536	14	1100 Howard St.	Construct 14 live-work in one building on a vacant lot (former gas station).	8/14/97

List 3A

RESIDENTIAL PROJECTS UNDER PLANNING REVIEW
Projects with 10 or More Units--As of 11/97

Case	Units	Project Name	Description	File Date
97.539	24	1588 and 1598 Indiana St.	Construct on 2 vacant lots 2 live-work buildings with 12 units each.	8/15/97
97.555!	32	19 Clementina St.	Construct 24 residential and 8 live-work units in one building on lot currently used for parking.	8/19/97
97.568	20	98 Ocean Ave.	Construct building with retail on first level and 20 rental apartments on 2nd and 3rd floors.	8/22/97
97.615!	48	1800 Bryant St.	Construct 48 live-work units in one building on a vacant lot.	9/23/97
97.629C	37	300 Gough St./267 Linden	Construct 5-story mixed-use development including 37 dwelling units above commercial space.	9/17/97
97.646	24	598 Hampshire St.	Construct 24 live-work units on a vacant lot.	9/24/97
97.664	238	1045 Mission St.	Construct 219 dwelling units and 19 live-work units on a vacant lot currently used for parking.	10/1/97
97.668!	11	755-769 Corbett	Demolish 2 existing single-family homes and construct one 11 unit (market-rate) building.	10/2/97
97.676C	148	222 Schwerin St.	Build 148 low-income family housing units after Geneva Towers is demolished.	10/16/97
97.716!	114	2150 Folsom St.	Demolish 2 existing industrial-type buildings and construct 114 live-work units.	10/22/97
97.749	55	3101 Mission St.	Construct 55 units of affordable housing with daycare facility and community service facilities.	10/31/97

Note: Planning Department Case Types

A	Certificate of Appropriateness	S	Subdivision of Land
C	Conditional Use Review	V	Variance Review
E	Environmental Review	Z	Zoning Reclassification
D	Discretionary Review	!	Transportation Study
K	Shadow Study		

List 3B

1996: RESIDENTIAL PROJECTS APPROVED BY PLANNING
Projects with 9 or more units
By Type: Affordable Projects, Other/Mixed Use, and Live-Work

Cases	Units*	Project Name	Description	Action Date
AFFORDABLE HOUSING PROJECTS				
94.615C	104	898 Kearny St.	Part of I-Hotel PUD; 104 units rental senior affordable housing.	12/12/96
95.150C	30	479 Natoma St.	Construct a 30-unit affordable building over 40 feet.	3/28/96
96.056C	54	5545 3rd St.	Construct 53 affordable senior housing units and 1 manager's unit.	8/8/96
96.151C	92	150 Britton St.	Most affordable rental townhouses built on former nursery property.	12/19/96
OTHER, MIXED USE AND MARKET RATE PROJECTS (Motion number and inclusionary affordable units in parentheses)				
94.010Q	18	4801 Geary Blvd.	Build a 4-story mixed-use building (residential/retail) over subsurface parking for 14 cars	11/4/96
94.201Q	9	3244-3250 21sr St.	Construct 3 3-story residential buildings with 3 units each	6/20/96
94.613Q	9	708 San Jose Ave.	Construct 3 3-unit dwellings.	1/30/96
94.615C	46	1 Columbus Ave.	Part of I-Hotel PUD; mixed-use market rate units (M14254; in-lieu aff. housing fee req'd)	12/12/96
96.085S	26	30 Milton St.	Amend previously authorized PUD, reducing number of units from 56 to 26.	10/17/96
96.096I	16	342-48-50 Hayes St.	Construct 16 unit new condominium (mixed-use).	2/20/96
96.180C	39	317 & 323 29th St.	Conversion of St. Paul's convent/high school to 39 residential units (M14259; 4 aff.units)	12/12/96
LIVE-WORK PROJECTS				
95.124Q	18	1 Clarence Place	Construct 2-story, 18 live-work units over garage at site of existing surface parking lot.	10/8/96
95.274Q	16	70 Brady St.	Construct 2-story, 16 live-work units over garage at site of surface parking lot.	1/25/96
95.632Q	20	727-729 Brannan St.	Construct 20 live-work units following demolition of commercial building.	10/3/96
96.023Q	17	88 Guy Place	Modify an earlier project for this vacant site to include construction of 4-story 17 units.	10/15/96

* Cases requiring Conditional Use review are subject to the City's 10% affordable inclusionary housing requirement.

Note: See page 66 for definitions of case types.

4. **A) Affordable Projects New Construction Completed, 1990-1996**

   B) Affordable Projects in the Pipeline

List 4A

1990-1996: MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION
Projects Completed (10 or more units)

Year	Project	Units	Type of Unit / Income Level / Sponsor
1996	1400 Eddy St., Fillmore Marketplace	120	Rental, family/low & very low/SFRA
	211 Putnam, 291 Putnam & 1000 Tompkins: Market Heights	46	Rental, family/low/BHHC
	Kiska & Ingalls Rd., Candlestick View	38	First-time homebuyers/low & moderate/HCDC,SFRA
	587 Natoma	29	Rental, family/low/HDNP,SFRA
	Hudson Ave & Whitney Young Circle, Garnett Terrace	28	First-time homebuyers/low & moderate/SFHDC,SFRA
	La Salle & Whitney Young Circle, Las Villas	27	First-time homebuyers/low & moderate/Las Villas Partnership,SFRA
	1096 Eddy St.	21	Rental, mentally disabled/low/Housing for Independent People, SFRA
	1290 Potrero	20	Rental, family/low/Mission Housing, SFRA
1995	1695 18th St.	29	Live/work, ART ARK
	555 Ellis St.	38	Family units very low income, AND
	1101 Howard St.	34	Family very low income units, MCH
	1035 Folsom St	50	Family very low income, MCH, SFRA

List 4A

1990-1996: MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION
Projects Completed (10 or more units)

Year	Project	Units	Type of Unit / Income Level / Sponsor
1994	1028 Howard	30	Family rental very low income, Mercy Charities
	201 Turk St.	175	Family & elderly rental vry low inc., CCHC
	333-375 Fell St.	82	Family rental very low income, BRIDGE
	126-6th/514 Minna	24	Family rental very low income, Asian Inc.
	480 Valencia St.	59	Family rental very low income, MHDC
	1333 Bush St.	42	Group hsng elderly v, low inc. rental, On Lok
	1400 Pine St.	61	Elderly rental very low income, CCHC
	705 Natoma St.	104	SRO extremely low income, Episcopal Comm. Housing
	241 6th St.	140	SRO very low income, TODCO
	100 Market St	59	SRO extremely low income, Comm. Housing Partnership
1993	111 Jones St.	108	Family & elderly rental v. low inc., Mercy Charities
1992	1272 South Van Ness Ave.	12	Group housing for low inc. mentally dis., Progress Ap
	1200 Connecticut St.	10	Group housing/ low income live work
	3330 Army St.	25	Family rental, very low inc., MHDC
	3400 16th St.	18	Family rental, low income, Catholic Charities
	Keith St./Bowman Ct.	62	Low mod. inc. family ownership, SFRA
	Whitney Young St.	15	Low inc. family ownership, SFRA
	Townsend & Embarc.Sts.	108	Very low inc. family rental, SFRA

List 4A

1990-1996: MAJOR NEW AFFORDABLE HOUSING CONSTRUCTION
Projects Completed (10 or more units)

Year	Project	Units	Type of Unit / Income Level / Sponsor
1991	1123 Pierce St.	203	Very low income family rental, SFHA
	21 Mission St.	48	Low income family rental. OBECA/Arriva Juntos
1990	1st & Embarcadero	177	Rental low income user program, Delancy St. Found.
	1483 Mason St	70	Very low inc. elderly rental, Self Help for the Elderly
	Broadway & Grant	31	Very low income elderly rental, CCHC
	Total Units	**2143**	

Note: List does not include group housing and rehabilitation and acquisition projects.
Reference page 58 for abbreviations to project sponsors.

List 4B

AFFORDABLE HOUSING CONSTRUCTION*
MAJOR PROJECTS IN THE PIPELINE
Projects Under Review, Approved, or Under Construction--Reporting Period: 1/1/96 - 11/1/97

Project Address/ Name	Units	Population Served / Income Level / Sponsor
9 Berkeley Way/Glenridge Apts.	275	Families/moderate-low/Glenridge Apts. Resident Council Inc. (SFRA)
480 Ellis, Arlington Hotel	170	Singles w/special needs/very low, Sec. 8/St. Vincent de Paul
Hayes Valley South	110	Families/60% public housing, 40% low/Hayes Valley Limited Partnership (SFHA)
101 Valencia	109	Homeownership/moderate-low/Housing Dev. & Neighborhood Preservation Corp. (SFRA)
217 Eddy, Franciscan Towers	105	Singles/very low & extremely low/TNDC
150 Britton	92	Families/low & very low, Sec. 8/HCDC
1170 McAllister, Prince Hall	92	Familes/low/Bethel AME (SFRA)
500 Raymond, Visitacion Valley Senior Housing	90	Seniors/very low/Mercy Charities-HCDC-John King
420 Valencia, Apollo Hotel	88	Singles w/special needs/very low, Sec. 8/MHDC
1040 Bush, Mary Elizabeth Inn	88	Single women/very low & extremely low/MEI
Hayes Valley North	85	Families/60% public housing, 40% low/Hayes Valley Limited Partnership (SFHA)
22 South Park, South Park Residences	84	Singles w/special needs/very low & extremely low/MHDC
651 Clay, Clayton Hotel	82	Singles/very low/CCHC
125 6th St., Rose Hotel	80	SRO/extremely low/Mercy Charities (SFRA)
1095 Mission, Grand Southern Hotel	75	Low income persons/low/TODCO (SFRA)
1530 Fell	70	Homeless families/very low/Hamilton Family Center (SFRA)

List 4B

AFFORDABLE HOUSING CONSTRUCTION*
MAJOR PROJECTS IN THE PIPELINE
Projects Under Review, Approved, or Under Construction--Reporting Period: 1/1/96 - 11/1/97

Project Address/ Name	Units	Population Served / Income Level / Sponsor
Veterans Academy Building	60	Homeless veterans/very low/Swords to Plowshares (SFRA)
3101 Mission, Mission/Chavez	56	Famillies/very low & extremely low/BHHC
5545 3rd St., Bayview Senior Housing	54	Seniors/extremely low/Bayview Senior Housing, Inc.
333 Taylor St., Glide Community House	52	Homeless families/extremely low/Glide Foundation
670 Valencia	50	Seniors/very low/MHDC
1340 Golden Gate, Peter Claver Community	32	HIV/AIDS, RCF-CI/very low/Catholic Charities (SFRA)
1010 South Van Ness, Juan Pifarre Plaza	30	Families/very low & extremely low/MHDC
479 Natoma St.	30	Families/Asian Inc.(SFRA)
Hudson Ave. & Whitney Young Circle	27	First-time homebuyers/moderate-low/Summit Partners (SFRA)
529-539 Minna St.	26	Families/low/Asian Neighborhood Design (SFRA)
425 Eddy	25	Singles w/special needs/extremely low/Chemical Awareness
980 Howard/Lelan Apartments	24	Physically disabled/low/TODCO (SFRA)
585 Geary, St. Claire Hotel	24	Singles/low/CCHC
2300 Van Ness Ave. Apartments	22	Families/very low & extremely low/Asian, Inc.
3327-31 16th St.	16	Mentally disabled/low/Conard House (SFRA)
6324 Geary	15	Homeless families/very low/Mercy Charities (SFRA)
1530 Fell St, Hamilton Family Center	14	Homeless families/extremely low/Hamilton Family Center

List 4B

AFFORDABLE HOUSING CONSTRUCTION*
MAJOR PROJECTS IN THE PIPELINE
Projects Under Review, Approved, or Under Construction--Reporting Period: 1/1/96 - 11/1/97

Project Address/ Name	Units	Population Served / Income Level / Sponsor
1601 Howard St.	12	Families/extremely low/TNDC
Divisadero & Ellis	10	First-time homebuyers/moderate-low/SFHDC (SFRA)

*Includes acquisition and rehabilitation projects

Source: Mayor's Office of Housing, San Francisco Redevelopment Agency, San Francisco Housing Authority
Note: Refer to page 58 for project sponsor abbreviations.

5. A) Live-work Projects Completed, 1988-1996

B) Live-work Projects in the Pipeline

List 5A

1988-1996: LIVE-WORK PROJECTS COMPLETED
with 4 or more units

Year	Address	Block	Lot	Units	St.	Zoning	District
1996	346 1st St.	3749	14	29		RC-4	SOMA
	125 Gilbert St.	3784	27	16		SLI	SOMA
	610 Illinois St.	3994	12	15		M-2	SOMA
	41 Boardman Pl.	3779	91	14		SLI	SOMA
	226 Ritch St.	3776	102	9		SLI	SOMA
	11 Brush Pl.	3755	87	4		SLR	SOMA
	1375 Harrison St.	3525	71	4		SLR	SOMA
	741 Natoma St.	3728	29	4		SLR	Downtown
	350 12th St.	3522	78	4		SLR	South Central
1995	1695 18th St.	4034	5	29	4	M-1	SOMA
	55 Norfolk St.	3521	50	6	4	SLR	Mission
	161 Gilbert St.	3784	90	16	3	SLI	SOMA
	755 Florida St.	4081	17	7	4	M-1	Mission
	50 Lucerne St.	3784	47	12	2	SLI	SOMA
	728 Alabama St.	4083	5	16	3	M-1	Mission
	747 Natoma St	3728	28	8	3	SLR	Downtown
	1220 Folsom St	3729	9	4	2	SLR	SOMA

List 5A

1988-1996: LIVE-WORK PROJECTS COMPLETED
with 4 or more units

Year	Address	Block	Lot	Units	St.	Zoning	District
1994	75 Sheridan St	3519	71	4	2	SLR	SOMA
	340 Ritch St	3787	39	8	2	SLI	SOMA
	533 2nd St	3774	48	10	4	M-1	SOMA
	960 Natoma St	3510	34	4	3	SLR	Downtown
	38 Lusk St	3787	27	6	2	SLI	SOMA
	940 Natoma St	3510	32	8	3	SLR	Downtown
1993	2301 Harrison St	4083	8	6	3	M-1	Mission
	1489 Folsom St	3520	30	7	6	SLR	SOMA
	701 Minnesota	4060	5	54	2	M-2	SOMA
	385 10th St	3519	12	8	2	SLR	SOMA
	83 Lafayette St	3511	51	4	2	SLR	Mission
	65 Norfolk St	3221	59	5	3	SLR	Mission
	900 Tennessee St	4107	1	21	1	M-2	SOMA
	801 Minnesota St	4107	24	22	1	M-2	SOMA
1992	1206 Connecticut	4324	1	10	2	M-1	South Bayshore
	355 Bryant St	3774	68	44	4	SSO	SOMA
1991	30 Washburn St	3509	23	5	3	SLR	Inner Sunset
	600 York St	4023	1	25	3	M-1	Mission
	500 Hampshire St	4015	1	11	4	M-1	Mission
	1049 Market St	3703	67	8	3	NC-3	Mission
	601 4th St	3787	52	85	4	SLI	SOMA
1990	461 2nd St	3764	75	127	6	SSO	SOMA

List 5A

1988-1996: LIVE-WORK PROJECTS COMPLETED
with 4 or more units

Year	Address	Block	Lot	Units	St.	Zoning	District
1989	601 Minnesota St	4043	12	33	3	M-2	SOMA
	499 Alabama St	3969	1	79	3	M-1	Mission
	31 Stillman St	3763	33	5	3	SSO	SOMA
1988	731 Florida St	4981	11	9	2	M-1	Mission
	550 Alabama St	4019	1	46	3	M-1	Mission
	3455 Army St	6574	1	57	3	NC-3	Mission
	Total Units			**908**			

List 5B

LIVE-WORK PROJECTS IN THE PIPELINE
Projects Approved by Planning, with Permits Issued, or Under Construction with 4 or More Units
Reporting Period: 4/96 - 12/97

Address	Block	Lot	Units	Zoning	District
175 Bluxome St.	3785	7	96	SLI	SOMA
575 Harrison St.	3764	69	33	SSO	SOMA
530 Folsom St.	3736	17	33	C-3-O	SOMA
720 York St.	4080	1	32	M-1	Mission
655 Tennessee	3995	28	28	M-2	SOMA
208 Pennsylvania	4000	25	22	M-1	SOMA
999 16th St.; 49 Missouri St.	3951	1	20	M-2	SOMA
25 Lucerne	3784	49	20	SLI	SOMA
1233 Howard St.	3729	70	20	SLR	SOMA
388 Townsend	3786	17	20	SSO	SOMA
695 5th St.	3786	17	20	SSO	SOMA
655 5th St.	3786	17	20	SSO	SOMA
1 Clarence Pl.	3788	86	18	SLI	SOMA
701 Pennsylvania	4168	14	18	M-1	SOMA
88 Guy Pl.	3749	63	17	M-1	SOMA
358 12th St.	3522	78	16	SLI	SOMA
635 Tennessee St.	3995	19	16	M-2	SOMA
49 Zoe	3776	88	16	SLI	SOMA
1433 Harrison St.	3520	19	15	SLR	SOMA

List 5B

LIVE-WORK PROJECTS IN THE PIPELINE
Projects Approved by Planning, with Permits Issued, or Under Construction with 4 or More Units
Reporting Period: 4/96 - 12/97

Address	Block	Lot	Units	Zoning	District
3114-3120 Folsom St.	3730	13	15	SLR	SOMA
540 Delancey St.	3774	2	13	M-1	SOMA
2011 3rd St.	3994	8	12	M-2	SOMA
164 Townsend St.	3783	11A	12	SLI	SOMA
745 Tennessee St.	4044	11	12	M-2	SOMA
139 Welsh	3777	14	12	SLI	SOMA
49 Missouri	3950	6	12	M-2	SOMA
971 Howard St.	3732	115	12	RSD	SOMA
638 Minna (1143 Mission)	3727	98	12	SLR	Downtown
55 Rodgers	3755	68	11	SLR	SOMA
2080 3rd St.	3995	17	10	M-2	SOMA
340 6th St.	3754	6	10	SLR	SOMA
805 Minnesota St.	4107	25	10	M-2	SOMA
465-475 10th St.	3525	58	10	SLR	SOMA
826 Folsom St.	3733	16	10	RSD	SOMA
3110 18th St.	3573	28	9	M-1	Mission
281 Clara St.	3753	151	8	RSD	SOMA
260 Clara St.	3753	73	8	RSD	SOMA
370 DeHaro	3956	7	7	M-2	SOMA

List 5B

LIVE-WORK PROJECTS IN THE PIPELINE
Projects Approved by Planning, with Permits Issued, or Under Construction with 4 or More Units
Reporting Period: 4/96 - 12/97

Address	Block	Lot	Units	Zoning	District
301 Langton St.	3780	63	6	SLI	SOMA
1020 Mariposa	3987	16	5	M-2	SOMA
1145 Howard St.	3730	88	5	SLR	SOMA
236 Ritch	3776	92A	5	SLI	SOMA
741 Natoma St.	3728	29	4	SLR	Downtown
1375 Harrison St.	3525	71	4	SLR	SOMA
685 Tennessee St.	3995	19	4	M-2	SOMA
21 Isis	3522	75	4	SLR	South Central
56 Moss	3731	52	4	RED	SOMA
615 Tennessee	3995	14	4	M-1	SOMA
675 Tennessee	3995	27	4	M-2	SOMA
580 Alabama	4019	5	4	M-1	Mission
727 Florida	4081	18	4	M-1	Mission
3117 20th St.	4084	37	4	C-M	Mission
229 8th St.	3730	37	4	SLR	SOMA
		TOTAL UNITS	**751**		

LISTS OF MAJOR PROJECTS

1996 DATA TABLES

TABLE II.1
NET CHANGE IN HOUSING UNITS, 1996

Structure Types	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	115	42%	34	5%
Two Units	76	28%	132	19%
Three Units	26	10%	81	12%
Four Units	9	3%	20	3%
5 to 9 Units	9	3%	42	6%
10 to 19 Units	25	9%	85	12%
20 or more Units	13	5%	289	42%
Total	**273**	**100%**	**683**	**100%**

Note: The net change in housing includes units gained from alteration permits.

TABLE II.2
SAN FRANCISCO HOUSING STOCK
December 1996

Structure Type	Number of Units	Percent
Single Family	105,431	31.5%
2 to 4 Units	79,766	23.8%
5 to 9 Units	37,184	11.1%
10 to 19 Units	36,762	11.0%
20 or more Units	75,988	22.7%
TOTAL	**335,131**	**100.0%**

TABLE II.3
HOUSING UNITS CERTIFIED COMPLETE, 1996
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	84	37.8%	84	9.2%
Two Units	71	32.0%	142	15.6%
Three Units	26	11.7%	78	8.6%
Four Units	8	3.6%	32	3.5%
5 to 9 Units	7	3.2%	49	5.4%
10 to 19 Units	16	7.2%	241	26.5%
20 or more Units	10	4.5%	283	31.1%
TOTAL	**222**	**100%**	**909**	**100%**

TABLE II.4
HOUSING UNITS CERTIFIED COMPLETE, 1996
by Number of Bedrooms

Bedroom Type	Units	Percent
Studio	107	12%
One Bedroom	132	15%
Two Bedroom	251	28%
Three Bedroom	306	34%
Four or More	40	4%
Unknown	73	8%
TOTAL	**909**	**100%**

Note: Includes live-work units as studios but not units gained by alteration permits.

TABLE II.5
PRIVATE AND PUBLIC SECTOR SHARE OF COMPLETED UNITS, 1996

Source	Type	Units	Percent
Public	Housing Authority	0	0%
Public	Non-Profit	81	9%
Public	Redevelopment	263	29%
Private	Private	565	62%
TOTAL		**909**	**100%**

TABLE II.6
HOUSING UNITS AUTHORIZED FOR CONSTRUCTION
San Francisco and Bay Area Counties by Permits Issued, 1996

County	Single Family	Multi-Family	Total Units	Single Family % of Total
Alameda	3,102	796	3,898	80%
Contra Costa	3,137	415	3,552	88%
Marin	348	394	742	47%
Napa	228	4	232	98%
San Francisco	170	1,058	1,228	14%
San Mateo	673	432	1,105	61%
Santa Clara	4,042	3,459	7,501	54%
Solano	1,180	557	1,737	68%
Sonoma	1,389	75	1,464	95%
Total	**14,269**	**7,190**	**21,459**	**66%**

TABLE II.7
TRENDS in UNITS AUTHORIZED for CONSTRUCTION by BUILDING TYPE
San Francisco and Bay Area Counties, 1996

Year	Bay Area Total	Bay AreaTotal minus San Francisco	Multi-Family Bay Area Total minus San Francisco	Single Family Bay Area Total minus San Francisco	San Francisco Total	San Francisco Multi-Family	San Francisco Single Family
1987	39,969	37,527	16,098	21,429	2,442	2,287	155
1988	37,495	35,564	10,697	24,867	1,931	1,774	157
1989	35,716	34,208	11,221	22,987	1,508	1,361	147
1990	21,601	20,269	7,562	12,707	1,332	1,171	161
1991	17,014	16,027	6,047	9,980	987	792	195
1992	16,219	15,590	3,712	11,878	629	559	70
1993	14,922	13,921	2,877	11,044	1,001	919	82
1994	20,774	19,826	4,451	15,375	948	841	107
1995	15,734	15,209	3,410	11,799	525	418	107
1996	21,459	20,231	6,132	14,099	1,228	1,058	170
TOTAL	**240,903**	**228,372**	**72,207**	**156,165**	**12,531**	**11,180**	**1,351**

TABLE II.8
HOUSING UNITS DEMOLISHED, 1996
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	31	61%	-31	11%
Two Units	5	10%	-10	4%
Three Units	0	0%	0	0%
Four Units	1	2%	-4	1%
5 to 9 Units	2	4%	-18	6%
10 to 19 Units	9	18%	-146	53%
20 or more Units	3	6%	-69	25%
TOTAL	**51**	**100%**	**(278)**	**100%**

Note: Tables 9, 10, and 11 have been discontinued. These tables tracked changes in residential hotel units prior to the adoption of the Residential Hotel Ordinance.

TABLE II.12
NET CHANGE* in HOUSING UNITS, 1996
Planning Districts in Rank Order

			Structures		Units	
Rank	Planning District	Dist #	Number	Percent	Number	Percent
1	South of Market	9	18	9%	229	34%
2	Western Addition	5	12	6%	123	18%
3	South Central	12	27	14%	108	16%
4	South Bayshore	10	38	19%	99	14%
5	Downtown	4	3	2%	69	10%
6	Mission	8	4	2%	58	8%
7	Central	7	21	11%	51	7%
8	Bernal Heights	11	10	5%	51	7%
9	Richmond	1	19	10%	24	4%
10	Outer Sunset	15	3	2%	11	2%
11	Inner Sunset	14	14	7%	9	1%
12	Ingleside	13	11	6%	4	1%
13	Northeast	3	2	1%	1	0%
14	Marina	2	4	2%	(4)	1%
15	Buena Vista	6	10	5%	(150)	22%
TOTAL			**196**	**100%**	**683**	**100%**

*Note: Net change include units gained from alteration permits which tends to skew single family housing activity.

TABLE II.13
NET CHANGE* IN HOUSING UNITS, 1996
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	37	South Bayshore	62	South of Market	31	South of Market	80	Western Addition	93
2	Mission	8	Central	28	Western Addition	18	South Central	52	South of Market	92
3	Bernal Heights	5	South of Market	28	Richmond	9	Bernal Heights	46	Downtown	79
4	South Central	2	Western Addition	26	South Central	5	Mission	28	South Central	27
5	Downtown	1	Richmond	23	Bernal Heights	0	Central	24	Mission	20
6	Marina	1	South Central	22	Central	0	Ingleside	0	Bernal Heights	0
7	Western Addition	1	Outer Sunset	12	Ingleside	0	Inner Sunset	0	Central	0
8	Central	(1)	Inner Sunset	10	Inner Sunset	0	Marina	0	Ingleside	0
9	Ingleside	(1)	Buena Vista	7	Mission	0	Northeast	0	Inner Sunset	0
10	Inner Sunset	(1)	Downtown	6	Northeast	0	Outer Sunset	0	Marina	0
11	Northeast	(1)	Ingleside	5	Outer Sunset	0	Richmond	0	Northeast	0

TABLE II.13
NET CHANGE* IN HOUSING UNITS, 1996
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
12	Outer Sunset	(1)	Mission	2	South Bayshore	0	South Bayshore	0	Outer Sunset	0
13	South of Market	(2)	Northeast	2	Marina	(5)	Downtown	(10)	Richmond	0
14	Buena Vista	(6)	Bernal Heights	0	Downtown	(7)	Western Addition	(15)	South Bayshore	0
15	Richmond	(8)	Marina	0	Buena Vista	(9)	Buena Vista	(120)	Buena Vista	(22)
TOTAL		**34**		**233**		**42**		**85**		**289**
PERCENT		**5%**		**34%**		**6%**		**12%**		**42%**

*Note: The net change includes units gained from alteration permits.

TABLE II.14
HOUSING UNITS CERTIFIED COMPLETE, 1996
Planning Districts in Rank Order

Rank	Planning District	Dist #	New Structures	Percent	New Units	Percent
1	South of Market	9	17	11%	190	21%
2	Western Addition	3	11	7%	170	19%
3	South Central	1	23	15%	125	14%
4	South Bayshore	2	36	23%	100	11%
5	Central	3	16	10%	65	7%
6	Downtown	4	3	2%	57	6%
7	Bernal Heights	5	8	5%	53	6%
8	Mission	6	4	3%	50	6%
9	Richmond	7	11	7%	29	3%
10	Buena Vista	8	5	3%	22	2%
11	Inner Sunset	9	9	6%	14	2%
12	Outer Sunset	10	2	1%	14	2%
13	Ingleside	11	6	4%	11	1%
14	Marina	12	3	2%	7	1%
15	Northeast	13	1	1%	2	0%
TOTAL			**155**	**100%**	**909**	**100%**

TABLE II.15
HOUSING UNITS DEMOLISHED, 1996
Districts in Rank Order

Rank	Planning District	Dist #	Structures	Percent	Units	Percent
1	Buena Vista	6	5	12%	(188)	68%
2	Western Addition	5	1	2%	(51)	18%
3	Richmond	1	8	20%	(10)	4%
4	Central	7	5	12%	(6)	2%
5	Inner Sunset	14	5	12%	(6)	2%
6	Ingleside	13	5	12%	(5)	2%
7	South Central	12	4	10%	(4)	1%
8	South Bayshore	10	2	5%	(2)	1%
9	Bernal Heights	11	2	5%	(2)	1%
10	Marina	2	1	2%	(1)	2%
11	Northeast	3	1	2%	(1)	2%
12	South of Market	9	1	2%	(1)	0%
13	Outer Sunset	15	1	2%	(1)	0%
14	Downtown	4	0	0%	0	0%
15	Mission	8	0	0%	0	0%
	TOTAL		**41**	**100%**	**(278)**	**100%**

Certain tables are no longer included in the Housing Inventory but are available from the Planning Department upon request. These tables contain the following information:

By Planning District and Type:

Housing Units Completed

Housing Units Demolished

By Planning District and Number of Bedrooms:

Housing Units Completed

By Census Tract and Type:

Net Change in Housing Units

Housing Units Certified Complete

Housing Units Demolished

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